WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/13/15 14:11 2 pgs
Fees:13.00 Taxes:798.28
20150813-0081291

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$215,750.00.**

Affiant

Subscribed and sworn to before me this 11th day of August, 2015.

Notary Public
My Commission expires: 5/6/19
(Affix Seal)

PATRICIA HAGGARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

MER 153592

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John R. Sherlock	Highlands Residential Mtg. LTD.	062-11-0-019.00
2905 Western Hills Drive	12001 N. Central Expressway Ste. 750	
Nashville, TN 37214	Dallas, TX 75243	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ann Melesa Frazier, Trustee of THE WILLENE D. WARNER REVOCABLE LIVING TRUST**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John R. Sherlock and Michele C. Sherlock, husband and wife,**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 198 on the plan of Sutherland Heights, Section 5, of record in Book 2900, Page 1, Register's Office for said County.

Said Lot No. 198 fronts 100 feet on the easterly side of Western Hills Drive and runs back 190.5 feet on the northerly line and 167.5 feet on the southerly line to a broken line in the rear on which it measures 109.9 feet.

Being the same property conveyed to James L. Warner and wife, Willene D. Warner from Clarence Elrod and wife, Elaine C. Elrod by Warranty Deed on May 27, 1960, of record in Book 3073, Page 181, Register's Office for Davidson County, Tennessee. Further conveyed to "THE WILLENE D. WARNER REVOCABLE LIVING TRUST", through WILLENE D. WARNER, Trustee from Willene D. Warner by Quitclaim Deed on October 10, 2003, of record in Instrument Number 20031017-0154229, Register's Office for Davidson County, Tennessee. Said Ann Melesa Frazier having since been appointed as Successor Trustee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, Page 1, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2907, Page 175, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2905 Western Hills Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this August 11, 2015.

Willene D. Warner Revocable Living Trust

By: Ann Melesa Frazier

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Shelly M Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ann Melesa Frazier, Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 11, 2015

My commission expires 11-6-17

Notary Public

JEANNIE R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY