NEW OWNER:

Sarah R. Ford
Richard Gabe Ford
1953 Dahlia Drive
Nashville, TN 37210

SEND TAX BILLS TO:
SWBC MORTGAGE CORP
9311 SAN PEDRO AVE, STE. 100
SAN ANTONIO, TX 78216

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-1122

Map & Parcel
13311010100

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150087079 DEEDWARR
Recvd: 10/13/15 11:02 3 pgs
Fees:18.00 Taxes:473.60
20151013-0104048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Eight Thousand and 00/100 Dollars ($128,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHARLES E. SHERRILL and wife, MARGARET S. SHERRILL** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto SARAH R FORD AND RICHARD GABE FORD, WIFE AND HUSBAND ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 81 on the plan of Section Two, Valley View Meadows, as shown on the plat of the same of record in Plat Book 3600, Page 60, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to CHARLES E. SHERRILL and wife, MARGARET S. SHERRILL by Quitclaim Deed from Beverly M. Hobbs, Trustee, dated January 13, 1987, and of record in Book 10876, Page 685, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **311 CATHY JO DRIVE, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3600, Page 60, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 2nd day of October, 2015.

Charles E. Sherrill
CHARLES E. SHERRILL

Margaret S. Sherrill
MARGARET S. SHERRILL

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHARLES E. SHERRILL and MARGARET S. SHERRILL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of October, 2015.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$128,000.00**.

AFFIANT

Sworn to and subscribed to before me this 2nd day of October, 2015.

NOTARY PUBLIC

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY