This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150089692 DEEDWARR
Recvd: 10/21/15 12:28 2 pgs
Fees:13.00 Taxes:873.20
20151021-0107066

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $236,000.00.

Affiant

Subscribed and sworn before me this the 16th day of October, 2015.

Notary Public
My commission expires: March 8, 2016

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kelly E. Sheehan 700 Church Street Apt 207 Nashville, TN 37203	New Owner	093-05-2B-007.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMIE FAIRCLOTH AND LAURA FAIRCLOTH, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KELLY E. SHEEHAN AND PEGGY A. SHEEHAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 207 of Bennie Dillon Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Bennie Dillon of record in Instrument Number 20051215-0140617, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jamie Faircloth and Laura Faircloth, husband and wife by Quitclaim deed from Jamie Reid, LLC of record in Instrument No. 20130107-0001597 Register's Office for Davidson County, Tennessee, dated December 31, 2012 and recorded on January 07, 2013
Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 700 Church Street Apt 207, Nashville, TN 37203.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this the 16th day of October, 2015.

Jamie Faircloth

Laura Faircloth

'STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jamie Faircloth and Laura Faircloth, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October, 2015.

My commission expires:
9-10-2018

Notary Public

