Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150107116 DEEDWARR
Recvd: 12/18/15 14:58 2 pgs
Fees:13.00 Taxes:943.50
20151218-0127514

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156830

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR~~ THIS TRANSFER IS $255,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of ~~December, 2015~~

NOTARY PUBLIC

My commission expires: 03-10-19

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF PIPER L. NIEMANN

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ethan Shirey and wife, Cheryl Shirey 305 Rachels Meadow Court Hermitage, TN 37076	New owners	087 01 0B 012.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Five Thousand and 00/100 Dollars ($255,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KEVIN GROHER AND WIFE, KANDACE GROHER**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ETHAN SHIREY AND WIFE, ~~CHERYL SHIREY~~** Cheryl Mabry Shirey, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 12 on the REVISED PLAT FOR MONTICELLO, A Cluster Lot Development, as shown by plat of record in Instrument No. 20060417-0043313, of Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kevin Groher and wife, Kandace Groher, by Warranty Deed from John Reding and Wife, Rochelle Reding, dated 3/1/2010, recorded 3/4/2010, of record in 20100304-0016519, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 305 Rachels Meadow Court, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of December, 2015.

KEVIN GROHER

KANDACE GROHER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kevin Groher and Kandace Groher, 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 seal, this the 15th day of December, 2015.

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Printed Notary Name

My commission expires: 03-10-19