PLEASE RETURN TO:
WARRANTY TITLE INS CO
165 INDIAN LAKE BLVD STE 10
HENDERSONVILLE, TN 37075

WARRANTY DEED

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2016

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kimberly Sherrell	Mortgage Lenders of America	150 01 0
(NAME)	(NAME)	109.00
514 Rural Hill Rd.	10975 El Monte St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Overland Park, KS 66211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Brian Davis, unmarried and Melissa Miller unmarried, joint tenants with rights of surviivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kimberly Sherrell,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 31 on the Plan of Edge-O-Lake Estates, Section 4, as of record in Book 3600, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brian Davis, unmarried and Melissa Miller unmarried, joint tenants with rights of survivorship, by Deed from Becky Dunlap and spouse, John Dunlap, of record in Instrument No. 20070530-0063930, Register's office for Davidson County.

unimproved ☐

This is improved ☑ property, known as 514 Rural Hill Rd., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

BILL GARRETT, Davidson County
Trans:T20160027465 DEEDWARR
Recvd: 04/05/16 10:52 2 pgs
Fees:13.00 Taxes:625.12
20160405-0032409

Witness my/our hands this 31st day of March, 2016.

Brian Davis

Melissa Miller

State of Tennessee
County of Williamson

Personally appeared before me Brian Davis and Melissa Miller, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2016.

Notary Public Beth Hazelwood
My Commission Expires: _____

File No.: 10591

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017