BILL GARRETT, Davidson County
Trans:T20160038247 DEEDWARR
Recvd: 05/09/16 09:45 2 pgs
Fees:13.00 Taxes:1295.00
20160509-0045573

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0573

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of May, 2016

Notary Public
Commission Expires: 9-11-17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alvin O. Sherick II 3525 Fair Meadows Drive Nashville, TN 37211	New Owner	180040B12900CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Plez Ballard, a married man, and Judy A. Ballard, his wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alvin O. Sherick II and Brenda R. Sherick husband and wife,

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 88. FINAL PLAT OF BROOKVIEW FOREST, PHASE IV, as shown on plat of record in Instrument No. 20061107-0138639, in the Register's Office. Davidson County, Tennessee, to which plat reference is hereby made for a more particular description ofsaid property.

Being the same property conveyed to Plez Ballard, a married man, and Judy A. Ballard, hiw wife, by Warranty Deed from Douglas J. Merritt and Judith A. Merritt, husband and wife, dated 10/30/14 and recorded 10/31/14 in Instrument No. 20141031-0100587, Register's Office for Daivdson, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3525 Fair Meadows Drive, Nashville, TN 37211.

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

Dated this the 5th day of May, 2016.

Plez Ballard

Judy A. Ballard

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Plez Ballard, a married man, and Judy A. Ballard, his wife** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of May, 2016.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

