THIS INSTRUMENT PREPARED BY:

CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20160038821 DEEDWARR
Recvd: 05/10/16 11:19 2 pgs
Fees:13.00 Taxes:754.43

20160510-0046282

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $203,900.00.

Affiant

Subscribed and sworn to before me as of the 9th day of May, 2016.

Notary Public

My Commission Expires: 3/7/2017

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS: Sean Reilly etux	SEND TAX BILLS TO:	MAP – PARCEL #
904 Elvira Avenue Nashville, TN 37216-3008	SAME	072-05-0-075.00

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 consideration, the receipt and sufficiency all of which is hereby acknowledged, **Camilla Sorhus, a single woman**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Sean Reilly and Stevie Reilly, husband and wife,** their heirs and/or assigns, hereinafter referred to as "Grantees," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Easterly 70 feet of the Westerly 120 feet of Lot No. 2 on the Plan of C. W. Wallers Subdivision of John D. Anderson Home Place of record in Plat Book 547, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 2 fronts 70 feet on the Southerly side of Elvira Avenue and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Camilla Sorhus, a single woman by Warranty deed from Amos E. Clardy and Denise R. Clardy, husband and wife of record in Instrument No. 20120730-0067183 Register's Office for Davidson County, Tennessee, dated July 30, 2012 and recorded on July 30, 2012.

Being also known as 904 Elvira Avenue Nashville, TN 37216-3008.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantees" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Easements or claims of easements not shown by the Public Records.

2. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

3. Taxes for the year 2016 a lien, not yet due and payable.

4. Subject to all matters shown on the Plan of record in Plat Book 547, Page 6, Register's Office for Davidson County, Tennessee.

5. The taxes for 2016 have been prorated at closing and are assumed by Grantee.

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 9th day of May, 2016.

Camille Sorhus

Camilla Sorhus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Camilla Sorhus**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 9th day of May, 2016.

Notary Public

My Commission Expires: 3/7/2017

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017