THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 369,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2016. Notary Public MY COMMISSION EXPIRES: March 6, 2020 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20160039290 DEEDWARR
Recvd: 05/11/16 12:35 2 pgs
Fees:13.00 Taxes:1368.63
20160511-0046827

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen McCord	Mortgage Investors Group	MAP 083-10
1908 Oakhill Drive	8320 East Walker Springs Lane, Ste. 200	PARCEL 334.00
Nashville, TN 37206-1927	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Susan E. Sherrick, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen McCord and Moonflower Sumida, 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:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 28 and the westerly 6 feet of the northerly 78.5 feet of Lot No. 27, on the Map of Richardson Place, of record in Book 547, Page 135, Register's Office for said County.

Said Lot No. 28 fronts 60 feet on the southerly side of Oakhill Drive and runs back between parallel lines 157 feet to a dead line.

Said part of Lot No. 27 fronts 6 feet on the southerly side of Oakhill Drive and runs back between parallel lines 78.5 feet to a dead line.

TRACT II: Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 29 on the Map of Richardson Place, of record in Book 547, Page 135, Register's office for said County.

Said easterly one-half of Lot N0. 29 fronts 30 feet on the southerly side of Oakhill Drive and runs back between parallel lines 157 feet to a dead line.

Being the same property conveyed to Susan E. Sherrick by Warranty deed from Christine Bell of record in Instrument No. 20120501-0037040 Register's Office for Davidson County, Tennessee, dated April 27, 2012 and recorded on May 1, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1908 Oakhill Drive, Nashville, TN 37206-1927.**

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.

Witness my hand this the 6th day of May, 2016.

Susan E. Sherrick

BY: Susan E. Sherrick by _____, Attorney in Fact
Theo Antoniadis, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Theo Antoniadis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Susan E. Sherrick**, as her Attorney in Fact, as the free act and deed of the within named **Susan E. Sherrick**.

Witness my hand and official seal this the 6th day of May, 2016.

My Commission expires 1-6-20

_____
Notary Public

