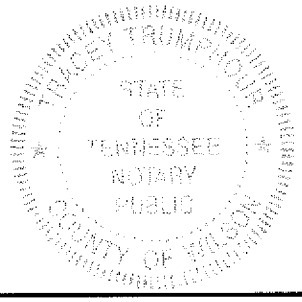
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffery S. Sherrod	Jeffery S. Sherrod	064-05-0 022.00
(NAME)	(NAME)	
202 Hadleys Bend Blvd.	202 Hadleys Bend Blvd.	Davidson County DEEDWARR Recvd: 06/01/16 09:59 3 pgs Fees:18.00 Taxes:98.05 **20160601-0054842**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **David Ewin**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jeffery S. Sherrod and Rosemary B. Sherrod, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 8, on the Map of Hadley's Bend City, Block "P", of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George W. Tibbs, and wife, Pauline Tibbs by Warranty Deed from Samuel Clarence Evans and wife, Cora Lee Evans, and William Alexander Winters, dated August 2, 1952, recorded August 14, 1952, of record in Book 2091, Page 320, in the Register's Office for Davidson County, Tennessee. George W. Tibbs died on August 4, 1992, leaving Pauline Tibbs as the sole surviving tenant by the entirety. Pauline Tibbs died testate on November 24, 2012 appointing Ellen Turner as Executrix as evidenced in her Last Will & Testament under Docket No. 12P1925, Probate Court Clerk's Office for Davidson County, Tennessee; further being the same property conveyed to David Ewin by Executor Deed from Ellen Turner, Executrix for the Estate of Pauline Tibbs, deceased, dated October 8, 2014, recorded November 17. 2014, of record in Instrument Number 20141117-0105573, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 421, Page 120, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4029 Main Street, Old Hickory, TN 37138

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 19th day of May, 2016.

David Ewin

State of Tennessee
County of Wilson

Personally appeared before me David Ewin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of May, 2016.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

