WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160050269 DEEDWARR
Recvd: 06/14/16 10:50 2 pgs
Fees:13.00 Taxes:706.70
20160614-0060089

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., 2021 Richard Jones Road Suite 220 ,Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Narah E. Beedle	new owner	97-2-A-052 CO
(NAME)	(NAME)	
1316 Riverbrook		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Sherri Anderson,** f/k/a Sherri L. Dale, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Narah E. Beedle,** 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: unmarried

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. 52 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and a Surveyor's Certificate of Corrections of record in Instrument Number 20081105-0110185, Register's Office for said County, to which plan an certificate reference in hereby made for a more complete and accurate description.

Being the same property conveyed to Sherri L. Dale, by deed from Beazer Homes Corp., A Tennessee Corporation, of record in Instrument No. 20110726-0057073, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1316 Riverbrook, Hermitage, TN 37076
(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.

Witness our hands this 10th day of June, 2016.

Sherri Anderson f/k/a Sherri L. Dale

State of TENNESSEE

County of WILSON

Personally appeared before me Sherri Anderson, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of June, 2016.

Notary Public S. NIXON PRESSLEY

My Commission Expires: 03/21/2017

NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE