Davidson County DEEDWARR Recvd: 06/14/16 11:29 3 pgs Fees:18.00 Taxes:943.50 **20160614-0060130**

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Nashville, TN 37205
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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (RF) Title No.: 58358
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Scott Tabicman 6040 Port Anadarko Trail Hermitage, TN 37076	New Owner

TAX MAP PARCEL NUMBERS: 09708008000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$255,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Craig R. Sherrill and wife, Jennifer H. Sherrill**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott Tabicman, a single man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 293 on the Plan of Lake Park, Section Thirteen of record in Book 4955, page 97, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Craig R. Sherrill and wife, Jennifer H. Sherrill by Warranty Deed from Michael S. Trainer and wife, Becky G. Trainer, dated March 13, 2002, recorded on April 2, 2003, of record in Instrument No. 20030402-0043584, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable.
The Plan of record in Book 4955, page 97, said Register's Office, which Plan shows a 30 foot minimum building set back line from Port Anadarko Trail and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.
Restrictive Covenants of record in Book 5187, page 711, said Register's Office; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 6040 Port Anadarko Trail, Hermitage, TN 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of June, 2016.

Craig R. Sherrill **Jennifer H. Sherrill**

State of Tennessee

County of Davidson

On this 10th day of June, 2016, before me the undersigned authority, personally appeared Craig R. Sherrill and Jennifer H. Sherrill, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $255,000.00.

Affiant

Sworn and subscribed before me this ~~10th~~ 13th day of June, 2016.

My Commission Expires: SEP 2 0 2016

Notary

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-19

Notary' Seal (if on paper)

