File No. 166118

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/14/16 12:18 3 pgs
Fees:18.00 Taxes:667.55
20160614-0060159

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,420.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/18/19
(AFFIX SEAL)

TRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John R. Sherrod, III | New Owner | 119-12-0-077.00 |
| (NAME) | (NAME) | |
| 510 South Main Street | | |
| (ADDRESS) | (ADDRESS) | |
| Springfield, Tennessee 37172 | | |
| (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/WE **ROBERT M. ELLIOTT, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN R. SHERROD, III**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Being Lot No. 70 on the Plan of Battlewood, Section One, as of record in Plat Book 1835, Page 31, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Robert M. Elliott, single, by Warranty Deed from Jeffrey D. Turner and wife, Gwendolyn Turner, dated March 24, 1994 and recorded March 28, 1994 in Book 9291, Page 392, Register's Office for Davidson County, Tennessee.**

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) All matters appearing on the Plan of record in Plat Book 1835, page 31, Register's Office for Davidson County, Tennessee; (3) Restrictive covenants of record in Book 1907, Page 255 and Book 1911, Page 67, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as: 720 Dover Road, Nashville, Tennessee 37211

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 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 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/our hand(s) this 13th day of June, 2016.

Robert M. Elliott

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named ROBERT M. ELLIOTT, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of June, 2016.

Commission expires: 3/18/19

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

# True Copy Certification

I, **Dolly T. Peay**, 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.

Dolly T. Peay

**STATE OF TENNESSEE**
**COUNTY OF ROBERTSON**

Personally appeared before me, the undersigned, a notary public for this county and state, **Dolly T. Peay**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: **03/18/2019**

