NEW OWNER:
ALAN REED LETSON
1900 4TH AVENUE NORTH
NASHVILLE, TN 37208

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-0739

Map 81
Group 4
Parcel 163.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160050853 DEEDWARR
Recvd: 06/15/16 15:41 3 pgs
Fees:18.00 Taxes:1128.50
20160615-0060775

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Five Thousand and 00/100 Dollars ($305,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN R. SHERROD, III** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ALAN REED LETSON, unmarried** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 26 on the Plan of E.L. Wood's Subdivision in North Nashville, as shown on the plat of the same of record in Plat Book 21, Page 30, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same conveyed to JOHN R. SHERROD, III, by Warranty Deed from Deborah T. Samradi, dated June 11, 2015, and of record in Instrument No. 20150624-0060718, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **1900 4TH AVENUE NORTH, NASHVILLE, TN 37208**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 21, Page 30, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 13th day of June, 2016.

JOHN R. SHERROD, III

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHN R. SHERROD, III**, 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 for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of June, 2016.

NOTARY PUBLIC

My commission expires: 6-26-17

DAVID B. FOUTCH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$305,000.00**.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY