WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160072589 DEEDWARR
Recvd: 08/19/16 12:02 2 pgs
Fees: 13.00 Taxes: 6311.78
20160819-0086919

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,705,885.28

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12/6/16

(AFFIX SEAL)

MEREDITH DURHAM MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-06-2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Hurd Bartholomew	New Owner	159-06-0-A-006.00CO
(NAME)	(NAME)	
1420 Richland Woods Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Sheriff Investment Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **William Hurd Bartholomew and Shelly Renee Bartholomew, 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. 6, on the Final Plat of Richland Woods Subdivision, of record in Instrument No. 20051128-0142574, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Sheriff Investment Group by Special Warranty Deed dated 12/16/2005 from Richland Wood, LLC of record in Instrument No. 20051219-0151779, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following and any and all existing restrictions and easements of record:

Taxes for 2016 and subsequent years, a lien not yet due and payable. 2016 Taxes prorated between Grantor and Grantee.
All matters shown on the plat of record in Instrument No. 20051128-0142574 and the boundary plat of record in Plat Book 4060, Page 117, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20051215-0150673, Register's Office for Davidson County, Tennessee, together with all amendments thereto Stormwater Detention Agreement of record in Instrument No. 20050526-0059724, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1420 Richland Woods Lane, Brentwood, TN 37027
(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 18 day of August, 2016.

SHERIFF INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Lance E. Sheriff
Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Lance E. Sheriff and Willie E. Sheriff with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager and Managing Member of Sheriff Investment Group, LLC, a Tennessee Limited Liability Company and that he as such Chief Manager and Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Manager and Managing Member.

WITNESS my hand ~~and seal~~ this .

Notary Public _____
My Commission Expires: _____

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064