Davidson County DEEDWARR
Recvd: 10/04/16 10:56 3 pgs
Fees:18.00 Taxes:1335.70
20161004-0104412



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $361,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TRACY ALLISON SHERMAN, TRUSTEE, ET AL	**SAME** New Owner	**094-01-0-024.00**
(NAME) **144 CARMEL WAY**	(NAME)	
(ADDRESS) **PORTOLA VALLEY, CA 94028**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

#33248

WARRANTY DEED

FOR AND IN 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, PAUL D. VERNICH, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRACY ALLISON SHERMAN, TRUSTEE OF THE TRACY ALLISON SHERMAN REVOCABLE TRUST DATED JUNE 21, 2001, AS AMENDED, AND STEVEN A. FRIEDMAN,** HEREINAFTER CALLED THE GRANTORS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. 1:

Being Lot No. 59 on the Plan of Payne, Blakemore, and Cummings' Addition, as of record in Book 57, Page 70, Register's Office for said county.

Said Lot No. 59 fronts 50 feet on the easterly side of South 12th Street and runs back between parallel lines, with the northerly margin of Eastside, formerly Ashworth Avenue, now closed, 161 feet to an alley.

TRACT NO. 2:

Being a portion of the northerly 25 feet of Eastside Avenue; said parcel fronts 25 feet on the easterly side of South 12th Street and extends back with the southerly line of Lot No. 59 on the Plan of Payne Blakemore, and Cummings' Addition of record in Book 57, Page 70, Register's Office for said county, a distance of 161 feet. Being part of the property composing Eastside Avenue, which by Bill No. 62-279, City Council of the City of Nashville, Tennessee was closed as shown by Instrument of record in Book 3677, Page 5, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul D. Vernich, a single person, from Creekwood Partnership, a Tennessee General Partnership, by deed dated November 30, 2011, of record in Instrument No. 20111130-0093308, said Register's Office.

This conveyance is subject to Easements as retained by the City of Nashville in Resolution of record in Book 3677, page 5 and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR****

Unimproved ( )
This is improved(X) property, known as 523 SOUTH 12TH STREET, NASHVILLE, TN 37206
(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 my hand this 28th day of September 2016

PAUL D. VERNICH

State of ~~Tennessee~~ MICHIGAN
County of ~~Davidson~~ KENT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paul D. Vernich**, the bargainor, 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 28th day of September, 2016.

My commission expires: ~~November 5, 2018~~ Sep 5, 2021

Notary Public

JOAN A MCKINLEY
Notary Public - Michigan
Ottawa County
My Commission Expires Sep 5, 2021
Acting in the County of Kent

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

