11389

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160089007 DEEDWARR
Recvd: 10/10/16 11:03 2 pgs
Fees: 13.00 Taxes: 525.40
20161010-0106840

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark T. Sherrill	Regions Mortgage	05201006300
(NAME)	(NAME)	
231 Harrington Ave.	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **ADS of South Florida, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark T. Sherrill,** hereinafter called the GRANTEES, 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. 7 on the Plan of Crittenden Estates, Block "B", as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ADS of South Florida,LLC by Warranty Deed dated March 13, 2014, from Donald R. O'Guin, Sr., of record i Instrument No. 20140317-0021777, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 231 Harrington Ave., Madison, TN 37115
(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/our hands this 6th day of October, 2016.

James Barret, Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Barret with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the Authorized agent of ADS of South Florida, LLC, the within named bargainor, and that as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of ADS of South Florida, LLC, as Authorized Agent.

Notary Public
Commission Expires:

WITNESS my hand and seal this 6th day of October, 2016.

Notary Public
My Commission Expires: _____

File No.: 11389

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018