WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160113731 DEEDWARR
Recvd: 12/27/16 14:55 2 pgs
Fees: 13.00 Taxes: 832.13
20161227-0135855

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Vanderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Janderson
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Tiffany A. Fahringer	New Owner	161-10-0-A 186.00
(NAME)	(NAME)	
5033 English Village Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Cary Sean Shrapnel, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tiffany A. Fahringer, an unmarried woman**, hereinafter called the GRANTEE(S), 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. 151, on the plan of Phase Two, Villages of Brentwood, of record in Plat Book 6250, Page 169, as corrected in Book 8484, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cary Sean Shrapnel, an unmarried man by Deed from Lola Lee Potter, a single person, dated 08/21/2012, recorded 08/22/2012, of record in Instrument No. 20120822- 0075400, in the Register's Office for Davidson County, Tennessee.

This Conveyance is Subject to the following:

Taxes for 2017 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 Plat Book 6250, Page 169 as corrected in Book 8484, Page 140, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 6143, Page 11, Amendment to Declaration of record in Book 6398, Page 495, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.
Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
Grant of Transmission Line Easement of record in Book 2335, Page 221, Book 2338, Page 222, Book 2338, Page

Easement Agreement of record in Book 5753, Page 913, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6730, Page 508, in the Register's Office for Davidson County, Tennessee.
Deeds of Conveyance of record in Book 6897, Page 116, Book 6897, Page 120, Book 6897, Page 184, in the Register's Office for Davidson County, Tennessee.
Charter of Villages of Brentwood Homeowners Association, of record in Book 6158, Page 352, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5033 English Village Drive, Nashville, TN 37211
(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), 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), 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 21st day of December, 2016.

Cary Sean Shrapnel, by Deidre Russell, attorney in fact
Cary Sean Shrapnel, by Deidre Russell, as Attorney in Fact

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 Deidre Russell, with whom I am personally acquainted and who proved herself to be the Attorney-in-Fact of Cary Sean Shrapnel, the bargainor, and who being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

This 21st day of December, 2016

Notary Public

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

