RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168338

WARRANTY DEED	
BILL GARRETT, Davidson County Trans:T20170001444 DEEDWARR Recvd: 01/06/17 09:22 2 pgs Fees:13.00 Taxes:1106.30 20170106-0001662	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2017. NOTARY PUBLIC My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY: Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027		
ADDRESS NEW OWNER: Crystal Gale Barnard; 3800 Lakeridge Run, Nashville, TN 37214	SEND TAX BILLS TO: Same address as new owner	MAP-PARCEL NUMBERS 109 01 0A 062.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Nine Thousand and 00/100 Dollars ($299,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SCOTT SHERRY AND SIDEAN SHERRY**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **CRYSTAL GALE BARNARD**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of First Revision, Phase Three, Lakeridge, as shown on plat of record in Plat Book 9700, page 373, in the Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Scott Sherry and wife, Sidean Sherry, by Warranty Deed from Larry W. Howse and Sheril D. Howse, dated 11/21/2003, recorded 12/9/2003, of record in Instrument No. 20031209-0176300, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3800 Lakeridge Run, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 5th day of January, 2017.

Scott Sherry
SCOTT SHERRY

Sidean M. Sherry
SIDEAN SHERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Scott Sherry and Sidean Sherry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5th day of January, 2017.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

