	State of Tennessee County of Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00 X _____ SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF Jan., 2017. Lori Buie Notary Public MY COMMISSION EXPIRES: 9/25/19

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
JEFFREY W. SHERROD	New Owner	063-08-0/106.00
(NAME) 223 HADLEY'S BEND BLVD	(NAME)	
(ADDRESS) OLD HICKORY, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEGED, WE, KATHLEEN DUDA, SINGLE, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY W. SHERROD AND JENNIFER SHERROD, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOTS NO. 1,2 AND 3, BLOCK B-2, ON THE MAP OF HADLEY'S BEND CITY, AS OF RECORD IN PLAT BOOK 421, PAGE 120, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO KATHLEEN DUDA, BY SPECIAL WARRANTY DEED FROM RESIDENTIAL FUNDING COMPANY, LLC, RECORDED ON MAY 20, 2009, IN INSTRUMENT NO. 20090520-0046399, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 223 HADLEY'S BEND BLVD., OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 11th day of Jan., 2017.

BILL GARRETT, Davidson County
Trans:T20170007170 DEEDWARR
Recvd: 01/25/17 10:46 2 pgs
Fees:13.00 Taxes:392.20
20170125-0008100

KATHLEEN DUDA

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, KATHLEEN DUDA, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 11th day of Jan., 2017.

Lori Buie
NOTARY PUBLIC
My commission expires: 9/25/19

