Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$191,900.00
Gwyneth H. Willis
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF February,2017
Emily Betts
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 076
Barbara M Shewmake	new owner	GROUP 01 0B
1405 Lady Nashville Court		PARCEL 030.00 CO
Hermitage, Tennessee 37076		

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, we,

Marsha Pieroni, an unmarried woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Barbara Michelle Shewmake, an unmarried woman

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:

Land in Davidson County, Tennessee, being Unit No. 30, on the Plan of Heritage Hills Townhomes, Phase 1, as described by the Master Deed of Heritage Hills Townhomes recorded as Instrument No. 20070821-0100155, and amended and superseded by declaration of record in Instrument No. 20080825-0087133, of record Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Marsha Pieroni by deed from Wilson & Associates PLLC, of record in Instrument No 20161011-0107330, Register's Office for said County, dated October 5, 2016, and Recorded on October 11, 2016

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1405 Lady Nashville Court, Hermitage, Tennessee 37076**.

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 and official seal at office this 24th day of February, 2017.

Marsha Pieroni
Marsha Pieroni

BILL GARRETT, Davidson County
Trans:T20170018061 DEEDWARR
Recvd: 03/02/17 10:19 2 pgs
Fees:13.00 Taxes:710.03
20170302-0020659

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Marsha Pieroni, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of February, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027