THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF APRIL, 2017. Notary Public MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20170037337 DEEDWARR
Recvd: 05/03/17 11:08 2 pgs
Fees: 13.00 Taxes: 999.00
20170503-0043539

JAMES A. WAGNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brett Sheriff	owner	MAP 104-16-O
2114 19th Ave S.		PARCEL 104.00
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Dwayna W. Hardin, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brett Sheriff**

HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 117 on the Plan of Revised Plan of Geo W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas W. Hardin and Mary Jenkins Hardin, joint tenants, by Warranty deed from Cromwell Properties, LLC of record in Instrument No. 20120601-0047471 Register's Office for Davidson County, Tennessee, dated May 30, 2012 and recorded on June 01, 2012. The said Thomas W. Hardin is now deceased and by his Will in case no. P-294-16 in the Probate Court for Maury County, Tennessee, he devised his interest in this property to his spouse, Dwayna W. Hardin. The said Mary Jenkins Hardin is now deceased and by her will in case no. 15P1977 in the Probate Court for Davidson County, Tennessee, she devised her interest in this property to Brett A. Sherriff, as Trustee of the Tate Arthur Sheriff Educational Trust established under the Will of Mary Jenkins Hardin. See also Quitclaim Deed to Dwayna W. Hardin, as to one-half (1/2) undivided interest from Thomas W. Hardin of record in Instrument No. 20170127-0009137 Register's Office for Davidson County, Tennessee, dated June 20, 2012 and recorded on January 27, 2017. This is a conveyance of Dwayna W. Hardin's one-half interest in the property.

As a result of this conveyance, title will now be vested in Brett Sheriff, a one-half undivided interest, and Brett A. Sheriff as Trustee of the Tate Arthur Sheriff Educational Trust, a one-half undivided interest.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1714 Ashwood Avenue; Nashville, TN 37212.**

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 this the 25 day of April, 2017.

Dwayna W. Hardin

Dwayna W. Hardin

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dwayna W. Hardin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25 day of April, 2017.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN