THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411675** Davidson County DEEDWARR Recvd: 05/15/17 12:33 3 pgs Fees:18.00 Taxes:1461.13 **20170515-0047935**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $394,900.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Thomas Sorrano and Jamie A. Sorrano 6556 Buttercup Drive Nashville TN 37221	Send Tax Bills To: Atlantic Bay Mortgage Group 596 Lynnhaven Pkwy, Ste 200 Virginia Beach, VA 23452	Tax Information: Tax Parcel ID No. 155-16-0A-368.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patrick Sheehan and Elizabeth Sheehan, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Thomas J. Sorrano and Jamie A. Sorrano, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 368, as shown on the Plan of Final Plat of Traceside Section 11, of record in Instrument No. 20000922-0094253, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PATRICK SHEEHAN and ELIZABETH SHEEHAN, husband and wife, by deed from TINA M. LOFTIS and husband, DEVIN R. LOFTIS, of record in Instrument No. 20140716-0062979, dated July 15, 2014, said Register's Office, recorded on July 16, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 155-16-0A-368.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20000922-0094253, said Register's Office.

Matters shown on the Boundary Plat of record in Book 11700, pages 59-61, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9435, page 493,

amended in Book 9677, page 675 and in Instrument No. 20020111-0004996, said Register's Office.

Easements, assessments, special assessments, charges and liens, contained in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Traceside, of record in Book 9435, page 493 , said Register's Office.

This is improved property located at 6556 Buttercup Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of May, 2017.

Patrick Sheehan by Elizabeth Sheehan
Patrick Sheehan by Elizabeth Sheehan,
his Attorney-in-Fact Attorney in Fact

E Sheehan
Elizabeth Sheehan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Sheehan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Patrick Sheehan, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of May, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

