WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170045866 DEEDWARR
Recvd: 05/31/17 09:08 2 pgs
Fees: 13.00 Taxes: 1942.13

20170531-0053754

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/06/2020

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $524,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jon Sheridon	new owners	103-06-0-F 001.00CO
(NAME)	(NAME)	
5538 Knob Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Old South Construction, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jon Sheridon and Michelle Sheridon, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. A, on the plan of 5538 Knob Road Cottages, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160928-0102159, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Old South Constructions, LLC, a Tennessee Limited Liability Company by Warranty Deed dated 09/23/2016 from Stephen J. Holzapfel and wife, Sue M. Holzapfel of record in Instrument No. 20160928-0102157, Register's Office for Davidson County, Tennessee. Grantee shows Old South Constructions, a Tennessee Limited Liability Company in the above instrument and it should show Old South Construction, LLC, a Tennessee Limited Liability Company.

This Conveyance is subject to the following:

Taxes for 2017 and subsequent years, a lien not yet due and payable. 2017 Taxes were prorated between Grantor and Grantee.
All matters shown on the boundary plat of record in Plat Book 1424, Page 145, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20160928-0102159, Register's Office for Davidson County, Tennessee, together with all amendments thereto.
Deeds of Easement of record in Book 5238, Page 555 and Book 5252, Page 764, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5538 Knob Road, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 25 day of May, 2017.

OLD SOUTH CONSTRUCTION, LLC, A TENNESSEE
LIMITED
LIABILITY COMPANY

James C.D. Franks
Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, James C.D. Franks with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Old South Construction, LLC, a Tennessee Limited Liability Company and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 25th day of May, 2017.

Notary Public K. ~~Thomas Sidwell~~
My Commission Expires: 8/21/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

DONALD R. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON