Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $217,500.00.

Affiant

File Number: 1705212

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 7th day of June, 2017.

Notary Public
My Commission Expires: 7.2.18

BILL GARRETT, Davidson County
Trans:T20170048768 DEEDWARR
Recvd: 06/08/17 09:32 2 pgs
Fees:13.00 Taxes:804.75
20170608-0057369

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Sherrill Partnership	New Owner	173-4A-26
7640 River Road Pike		
Nashville, TN 37209		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bryan K. Ary and wife, Nicole Ruth Ary, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Sherrill Partnership, a Tennessee General Partnership, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of Subdivision for Phase 1 of Oak Highlands of record in Plat Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bryan K. Ary, unmarried, by Warranty Deed from Thierry M. Dupard, unmarried, dated on July 23, 1999, of record in Book 11601, Page 565, Register's Office for Davidson County, Tennessee.

Nicole Ruth Ary, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is __X__improved ___unimproved property known as 164 Brian Circle, Antioch, TN 37013.

PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 7th day of June, 2017.

Bryan K. Ary

Nicole Ruth Ary

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bryan K. Ary and Nicole Ruth Ary with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 7th day of June, 2017.

Notary Public at Large
My Commission Expires: 4/18/21

