BILL GARRETT, Davidson County
Trans:T20170055237 DEEDWARR
Recvd: 06/28/17 10:58 2 pgs
Fees:13.00 Taxes:980.50

20170628-0064959

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of June, 2017, by and between Charles Sherrod and Patricia Sykes, party of the first part, and Shelton Investments, LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 1141, WOODBURY TOWNHOMES, PHASE I, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060310-0028278, amended at Instrument No. 20080201-0010772, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being all or part of the same property conveyed to Patricia Sykes and Charles Sherrod by virtue of that certain Special Warranty Deed dated March 28, 2014, and being of record at Instrument No. 20140403-0027796 in the Register's Office of Davidson County, Tennessee.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Charles Sherrod
Charles Sherrod

Patricia Sykes
Patricia Sykes

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Charles Sherrod and Patricia Sykes, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~office this~~ 26 day of June, 2017.

Notary Public

My Commission Expires: July 18, 2017

Notary Public - Alabama State At Large
My Commission Expires
July 18, 2017
Bonded Thru Notary Public Underwriters

Property Owner & Address: Shelton Investments, LLC
6266 Wild Heron Way
College Grove, TN 37046

Tax Parcel No 128120C04000CO

Property Address: 1141 Woodbury Falls Ct.
Nashville, TN 37221

MAIL TAX
BILLS TO: owner at owners address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $265,000.00 which amount is equal to or greater than the amount ~~which the property~~ would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of June, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY