NEW OWNER:

Todd Robert Sheron
103 Stonecrest Drive
Nashville, TN 37209

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0376 KP

MAP 114 GROUP 12-0-A PARCEL 002.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170064609 DEEDWARR
Recvd: 07/27/17 14:14 3 pgs
Fees:18.00 Taxes:832.50
20170727-0076275

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty-Five Thousand and 00/100 Dollars** (**$225,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **HARDIE V. SORRELS, III, AND WIFE, AMY H. SORRELS AND REED H. SORRELS, UNMARRIED**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **TODD ROBERT SHERON, UNMARRIED** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Phase I, Stonebridge Townhomes, as shown on plat of record in Exhibit B of Instrument No. 20060721-0088352, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Hardie V. Sorrels, III and wife, Amy H. Sorrels and Reed H. Sorrels, unmarried by Warranty deed from LaTonya L. Todd of record in Instrument No. 20150702-0064222 Register's Office for Davidson County, Tennessee, dated June 24, 2015 and recorded on July 02, 2015.

Being also known as 103 Stonecrest Drive Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 19th day of July, 2017.

HARDIE V. SORRELS, III

AMY H. SORRELS

REED H. SORRELS, BY HARDIE V. SORRELS, III,
ATTORNEY-IN-FACT PURSUANT TO POWER OF
ATTORNEY OF RECORD IN BOOK _____, PAGE _____,
REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, HARDIE V. SORRELS, III, and, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of July, 2017.

NOTARY PUBLIC

My commission expires: 9.20.20

SILVIA GRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, HARDIE V. SORRELS, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, REED H. SORRELS, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of **July, 2017**.

NOTARY PUBLIC

My commission expires: 9-20-20

SILVIA GRAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **225,000.00.**

AFFIANT

Sworn to and subscribed to before me this 19 day of **July, 2017**.

NOTARY PUBLIC

My commission expires: 9-20-20

SILVIA GRAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY