GSFM Box 444

(1)

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $600,000.00 Sharon L Mullin Affiant Subscribed and sworn to before me, this 31st day of July, 2017. J. Hall Notary Public My Commission Expires: 10-14-2019

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Elizabeth Epley Sheets 118 Lafayette Ct. Nashville, TN 37205	New Owner	Tax Parcel ID No. 130-01-0-077.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARY A. ROSENBLUM AND JENNIFER P. ROSENBLUM, TENANTS BY THE ENTIRETIES,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **ELIZABETH EPLEY SHEETS,** ("Grantee"), her 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) 25 and 26, as shown on the map entitled the Plan of The Courts of Belle Meade, Block 3, of record in Book 547, page 141, 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 CARY A. ROSENBLUM AND JENNIFER P. PARKER, by deed from DORIS H. HUNTER AND SHARI KAY HUNTER, BOTH UNMARRIED, of record in Instrument No. 20030902-0126468, dated August 28, 2003, said Register's Office. Being further to conveyed CARY A. ROSENBLUM AND JENNIFER P. ROSENBLUM, TENANTS BY THE ENTIRETIES, of record in Instrument No. 20050726-0086928, dated July 6, 2005, said Register's Office.

This is improved property commonly known as: **118 Lafayette Ct. Nashville, TN**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, her 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.

BILL GARRETT, Davidson County
Trans:T20170065987 DEEDWARR
Recvd: 08/01/17 13:34 2 pgs
Fees:13.00 Taxes:2220.00
20170801-0078072

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31 day of July 2017.

CARY A. ROSENBLUM

JENNIFER P. ROSENBLUM

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CARY A. ROSENBLUM AND JENNIFER P. ROSENBLUM**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31 day of July 2017.

MONTGOMERY COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
ELIZABETH M. PRESTON

Notary Public
My Commission Expires: 10/14/19