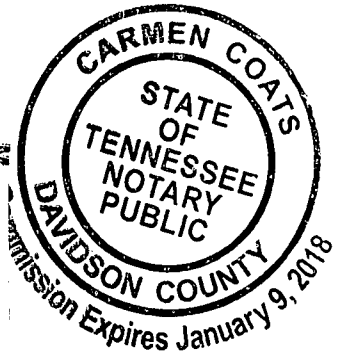
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20170068147 DEEDWARR
Recvd: 08/07/17 15:24 2 pgs
Fees:13.00 Taxes:795.50

20170807-0080765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7TH DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kurt S. Andress and Anne H. Andress	NEW OWNER	
(NAME)	(NAME)	
314 Lynn Drive		147-01-0-080.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LILLIAN THERESA MCDANIEL, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KURT S. ANDRESS AND ANNE H. ANDRESS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 350 on the Plan of Section III, Caldwell Hall, as of record in Book 2900, Page 131, Register's Office for said County.

Said Lot fronts 80 feet on the North side of Lynn Drive and runs back 153.7 feet on the West line and 154 feet on the East line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed by Warranty Deed to George E. Sherrill, Jr. and wife, Lillian W. Sherrill from The Kennedy Corp. as recorded on the 14th day of December, 1961 in Deed Book 3314, Page 299, in the Register's Office of Davidson County, Tennessee. Lillian W. Sherrill aka Lillian Roberta Sherrill died August 18, 1990 leaving George E. Sherrill, Jr. as sole surviving tenant by the entirety. George E. Sherrill, Jr. aka George Everett Sherrill died on December 24, 2004. Lillian Theresa McDaniel is the devisee under the Will of George Everett Sherrill probated under Docket No. 17P980, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and of record in Instrument No. 20170710-0068859 and Order to Probate to Establish Muniment of Title of record in Instrument No. 20170710-0068858, said Register's Office and Scrivener's Affidavit of record in Instrument No. 20170807-0080763, said Register's Office.

This was never the principal place of residence for the Grantor.

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

unimproved _
This is improved x property, known as 314 Lynn Drive, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 28 day of July, 2017

Lillian T McDaniel

LILLIAN THERESA MCDANIEL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lillian Theresa McDaniel, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 2017.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

Notary Public