Bill Garrett Davidson County
Batch# 2286 DEEDWARR
09/19/2017 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,509.60
20170919-0095912

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $408,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2017.

Notary Public

My commission expires: 5/15/2021

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kelly Brockman Brian Brockman	New Owner	Map 141-15-0-B Parcel 154.00co
512 Welton Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Laura S. Creekmore and Ralph Ashby Barnes, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelly MeNeely Brockman and Brian Louis Brockman, wife and husband

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:

Land in Davidson County, Tennessee, being Lot No. 154, on the Plan of "Sheffield" on the Harpeth, Phase III-C, as of record in Plat Book 7900, Page 591, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Laura S. Creekmore and Ralph Ashby Barnes, wife and husband, by Deed dated May 31, 2012 from John P. Gromos and wife, Elizabeth L. Gromos, of record in Instrument No. 20120604-0048417, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 7900, Page 591, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the Boundary Plat of record in Book 6900, Page 395, Register's Office for Davidson County, Tennessee. (3) Easement granted United States of America for Transmission Lines in Book 4136, Page 525, Register's Office for Davidson County, Tennessee. (4) Agreement for Dedication of Easement of Water Line in Book 5738, Page 829, Register's Office for Davidson County, Tennessee. (5) Agreement for Dedication of Easement of Sanitary Sewers of record in Book 8569, Page 481, Register's Office for Davidson County, Tennessee. (6) Declaration of Covenants, Conditions and Restrictions of "Sheffield" on the Harpeth, of record in Book 6925, Page 900, and Book 7145, Page 954 and amended in Book 8505, Page 598, Book 8747, Page 97, and Book 9313, Page 806, Register's Office for Davidson County, Tennessee. (7) By-Laws of "Sheffield" on the Harpeth Homeowners' Association, Inc. of record in Book 7145, Page 964, and as amended in Book 8146, Page 463, Register's Office for Davidson County, Tennessee. (8) Charter of "Sheffield" on the Harpeth Homeowners Association in Book 6939, Page 983, Register's Office for Davidson County, Tennessee. (9) Unanimous Consent of the Directors of "Sheffield" on the Harpeth Homeowners Association, Inc. of record in Book 8276, Page 238, Register's Office for Davidson County, Tennessee. (10) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **512 Welton Court, Nashville, TN 37221**

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 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/our hand(s) this 15 day of **September, 2017.**

Laura S Creekmore

Ralph Ashby Barnes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Laura S Creekmore and Ralph Ashby Barnes,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of **September, 2017.**

Notary Public

JOHN T. CROSS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, Lavinia Tribble, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Lavinia Tribble who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-15-2021

{Notary Seal}

