Rtn to:

Southern Land
Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

#1489

# WARRANTY DEED

Bill Garrett Davidson County
Batch# 3666 DEEDWARR
09/22/2017 09:34:16 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20170922-0097272

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

James Dennis Sterry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Candace M. O'Brien | Peoples Home Equity, Inc | 00900000300 |
| (NAME) | (NAME) | |
| 8186 Jackman Rd | 5205 maryland Way Ste 100 | |
| (ADDRESS) | (ADDRESS) | |
| Joelton TN 37080 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES DENNIS STERRY AND WIFE, MARY K. STERRY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CANDACE M. O'BRIEN, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: unmarried

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, described according to an unrecorded survey by Bob Cummins, Surveyor, Lic. # 693, dated January 14, 1977 and being more particularly described as follows:

BEGINNING at a point on the northerly margin of Jackman Road, being the southwest corner of this tract and the southeast corner of a tract of land conveyed to Patricia Sterry Kimbrell by deed of record in Book , Page , Register's Office for Davidson County, Tennessee, being Tract # 1 on the aforesaid survey; thence along the northerly margin of Jackman Road, N 71 deg. 51' East 88.37 feet to a point; thence N 64 deg. 49' East 99.96 feet to a point; thence N 58 deg. 02' East 35.81 feet to a point, being the common corner of this tract and Tract # 3 on the aforesaid survey; thence leaving Jackman Road, N 10 deg. 39' East 172.08 feet to a point; thence N 57 deg. 38' West 45.35 feet to a point; thence N 27 deg. 52' East 403.82 feet to a point; thence N 67 deg. 44' West 143.95 feet to a point; thence S 33 deg. 05' West 269.73 feet to a point; thence S 28 deg. 01' West 81.27 feet to a point; thence S. 46 deg. 45' West 116.60 feet to a point; thence S 3 deg. 44' West 144.65 feet to a point; thence S. 8 deg. 22' East 173.48 feet to the point of beginning, containing 3.00 acres, more or less.

Being the same property conveyed to James Dennis Sterry, unmarried, by Installment Deed from H, J. Sterry, Jr., unmarried, which Installment Deed is dated January 19, 1983 and recorded in Book 5934, Page 746, Register's Office for Davidson County, Tennessee, in which Installment Deed H. J. Sterry, Jr. reserved the privilege and right to occupy a portion of the basement of the existing dwelling thereon. The said H. J. Sterry, Jr. having since died on July 27, 2005. James Dennis Sterry having since married Mary K. Sterry.

**THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2017 AND SUBJECT TO THE RIGHT OF WAY OF JACKMAN ROAD, AND FURTHER TO EASEMENTS, IF ANY, THAT MAY BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.**

unimproved ☐

This is improved ☑ property, known as 8186 Jackman Road, Joelton, TN 37080
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands this 18th day of September, 2017.

X _____
James Dennis Sterry

_____
Mary K. Sterry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of September, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Dennis Sterry and Mary K. Sterry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

_____
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY