WARRANTY DEED

Bill Garrett Davidson County
Batch# 9919 DEEDWARR
10/10/2017 10:26:44 AM 2 pgs
Fees: $13.00 Taxes: $407.00

20171010-0103647

J-WMMC-17-661-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
WMMC Construction LLC	**New Owner**	
(NAME)	(NAME)	
648 Riverside Dr. #302		**059-15-0-016.00**
(ADDRESS)	(ADDRESS)	
Memphis, TN 38103		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID SHERRILL, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WMMC CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lots 1, 2, 3 and 4, on the Map of the Subdivision of the Andrew J. Summitt Farm, and being more particularly described as follows:

BEGINNING at a point in the South margin of Mooreman's Arm Road at the Northwest corner of the property of Hugh Manning Gambill; thence along Gambill's West line, South 25 degrees East, along a fence, 200.4 feet; thence South 64 degrees West 326 feet to a point, the Southwest corner of Lot No. 4 in the East line of a 50 foot roadway reserved in the deed of record in Book 1489, Page 65, Register's Office for Davidson County, Tennessee; thence along said roadway, North 26 degrees West 200 feet to a point in the Southerly margin of Mooreman's Arm Road; thence with the margin of the same, North 64 degrees East 400 feet to the point of beginning.

Being the same property conveyed to F & S Properties, Inc., by Warranty Deed from Rodger Potter and wife, Denean Potter, of record in Book 8128, Page 647, in the Register's Office of Davidson County, Tennessee, dated March 27, 1991 and recorded on April 25, 1991.

Being the same property conveyed to David Sherrill, by Quit Claim Deed from F & S Properties, Inc., A Tennessee Corporation, of record in Instrument No. 20140801-0069210, in the Register's Office of Davidson County, Tennessee, dated July 31, 2014 and recorded on August 01, 2014.

****Said property is not the primary residence of the Grantor.**

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2017 and thereafter, not yet due and payable.
- Easement recorded in Book 1489, Page 65, Book 9487, Page 972, and Book 10327, Page 538, in the Register's Office of Davidson County, Tennessee.
- Charter Amendment on F & S Properties, Inc. of record at Book 8069, Page 658, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **661 Moormans Arm Road, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 4th DAY OF OCTOBER, 2017.

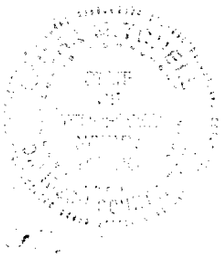
David Sherrill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th of October, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212