File No. 177223

WARRANTY DEED

Bill Garrett Davidson County
Batch# 24409 DEEDWARR
11/09/2017 12:09:30 PM 4 pgs
Fees: $23.00 Taxes: $536.50
20171109-0115532

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Pamela S. Measles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 03/02/2021

(AFFIX SEAL)

DOLLY T. PEAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Sherrod, III	John R. Sherrod, III	095-08-0-022.00
(NAME)	(NAME)	
510 South Main St	510 South Main St	
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172	Springfield, TN 37172	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **RITA FAYE HULAN, PAMELA SUE MEASLES, AND WAURINE RADKE HEIRS AT LAW OF SARA KIRKPATRICK**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN R. SHERROD, III, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), 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. 179 on the Map of Eva-Mor Heights, Section III, as of record in Book 1835, Page 92, Register's Office for Davidson County, Tennessee.

SAID Lot No. 179 fronts 97 feet on the west side of Rachel Drive and runs back between parallel lines 160 feet to a dead line.

BEING the same property conveyed to Mary Lovel Shepherd, a single person, by Warranty Deed from Herschel Kenneth Lane and wife, Dorothy T. Lane, dated November 8, 1972 and recorded November 13, 1972 in Book 4654, Page 807, Register's Office for Davidson County, Tennessee. The said Mary Lovel Shepherd (aka Mary Shepherd) died testate on August 5, 2016, and pursuant to "Amended" Order to Probate filed March 8, 2017 in Docket No. 16P-1984 in the Seventh Circuit Court for Davidson County, Tennessee, Pamela Measles was appointed as Administrator. Sara Kirkpatrick was the beneficiary under the Last Will and Testament of Mary Lovel Shepherd. The said Sara Kirkpatrick died testate on November 12, 2015 vesting subject property in her heirs-at-law Rita Faye Hulan, Pamela Sue Measles and Waurine Radke.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and, (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 306 Rachel Road, Nashville, Tennessee 37214

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 8th day of November, 2017.

Rita Faye Hulan
Heir at Law of Sara Kirkpatrick
Rita Faye Hulan, Heir at Law of Sara Kirkpatrick

Pamela Sue Measles,
Heir at Law of Sara Kirkpatrick
Pamela Sue Measles, Heir at Law of Sara Kirkpatrick

Waurine Radke, Heir at Law of Sara Kirkpatrick, by Rita Faye Hulan, Attorney in Fact
Waurine Radke, Heir at Law of Sara Kirkpatrick,
by Rita Faye Hulan, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named RITA FAYE HULAN AND PAMELA SUE MEASLES, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 8th day of November, 2017.

Commission expires: 03/02/2021

DOLLY T. PEAY
Notary Public
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

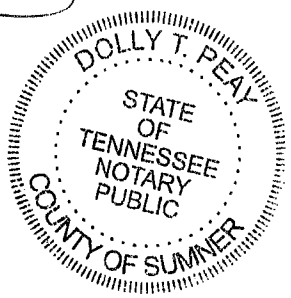
STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this the 8th day of November, 2017, before me personally appeared RITA FAYE HULAN, to me known to be the person or proved to me on the basis of satisfactory evidence and who executed the foregoing instrument in behalf of WAURINE RADKE, as her Attorney in Fact by Power of Attorney recorded immediately prior hereto as Instrument No. __201711090115531___, and acknowledged that she executed the same as the free act and deed of the said WAURINE RADKE.

Witness my hand at office this 8th day of November, 2017.

Commission expires: 03/02/2021

Notary Public



True Copy Certification

I, Dolly T. Peay, 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 ROBERTSON

Personally appeared before me, the undersigned, a notary public for this county and state, Dolly T. Peay who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public

My Commission Expires: **03/18/2019**

TRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY