RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

Bill Garrett Davidson County
Batch# 25468 **DEEDWARR**
11/14/2017 11:44:10 AM 2 pgs
Fees: $13.00 Taxes: $702.63

20171114-0116942

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $189,900.00.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kaylan Johnson
Affiant

Subscribed and sworn to before me, this 1st day of November, 2017.

Kim Gillespie
Notary Public
My commission expires: 9-22-20

04-1710-56637

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Eddie Terrell, Jr. 428 Janette Avenue Goodlettsville TN 37072	Obsidian Financial Services, Inc. 1600 Sarno Road, ste 117 Melbourne, FL 32935	033-12-0-103.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sharon L. Terry, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Eddie Terrell, Jr., an unmarried man**, hereinafter called the Grantees, their successors 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. 59, on the Plan of Gateway, Section 1, of record in Book 3300, Pages 39 and 40, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sharon L. Terry, unmarried by deed from Edwin G. Kirkland and wife, Marie B. Kirkland, dated September 19, 2014, recorded September 24, 2014, of record in Instrument No. 20140924-0087776, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 428 Janette Avenue, Goodlettsville, TN 37072.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 8th day of November, 2017.

Sharon L. Terry

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sharon L. Terry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 8th day of November, 2017.

Notary Public

My Commission expires: 3/31/20

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020