17-cd-651

WARRANTY DEED

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Bill Garrett Davidson County
Batch# 40830 **DEEDWARR**
12/22/2017 11:40:38 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20171222-0130595

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $170,000.00

Leslie M Callum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2017.

Hannah Cutshall
Notary Public

My Commission Expires February 23, 2021

MY COMMISSION EXPIRES:
AFFIX SEAL

HANNAH CUTSHALL NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., ,

File No.: 17-CD-651

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elisabeth Ashley Eaton	Renasant Bank	
(NAME)	(NAME)	
2022 Nashboro Blvd.	2001 Park Place North, STE 150	135 12 0B 069.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, NATALIE N. SHERRILL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELISABETH ASHLEY EATON, A SINGLE PERSON 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:

Lot and Unit 69, Horizonal Property Regime, Private Element Plat, Nashboro Village - Tract 7, as shown on plat of record in Plat Book 11700, pages 49 and 50, in the Register's Office of Davidson County, Tennessee, to which plat reference in hereby made for a more particular description of said property.

Being the same property conveyed to Natalie N. Sherrill, unmarried, by Special Warranty Deed, from BankUnited Assignee of the FDIC as Receiver for BankUnited, FSB, dated May 25, 2010, recorded June 3, 2010, of record in Instrument No. 20100603-0042765, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2022 Nashboro Blvd, Nashville, TN 37217
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Natalie N. Sherrill this 20 day of December, 2017.

Natalie N. Sherrill

STATE OF TENNESSEE
COUNTY OF Maury

On this 20 day of December, 2017, before me personally appeared Natalie N. Sherrill to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 20 day of December, 2017.

Commission Expires: My Commission Expires February 23, 2021

HANNAH CUTSHALL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Public