Bill Garrett Davidson County
Batch# 44061 DEEDWARR
01/03/2018 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $499.50
20180103-0001046

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 29th day of December, 2017.

Notary Public

My commission expires: 12/10/19

DAWN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eric K. Lutz **Caroline K. LutzJames K. Orser**	**First Farmers and Merchants**	**163020B13500CO**
638 Pippin Drive #127	**816 S GARDEN ST**	
Antioch, TN 37013	**COLUMBIA, TN 38401**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kenneth Jason Sherrill, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric K. Lutz and wife, Caroline K. Lutz and James K. Orser and wife, Tera N. Orser

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:

Land in Davidson County, Tennessee, being Unit 127, as shown on the Plan of Berkeley Hall, Section Two, Townhomes, filed as Exhibit "A" and established by the First Amendment to the Master Deed for Berkeley Hall Townhomes recorded as Instrument No. 20070705-0079992, amending Master Deed and Declaration for Berkeley Hall Townhomes, of record as Instrument No. 20061127-0142601, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Units as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Kenneth Jason Sherrill, an unmarried person, by Warranty Deed from Regal Homes, Co., dated March 30, 2012, of record in Instrument No. 20120404-0028421, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Instrument No. 20050706-0077601, corrected in Instrument No. 20050725-0086047, and Instrument No. 20050725-0086048, and Instrument No. 20050923-0114416, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record

Restrictions of record in Instrument No. 20061031-0135165, Instrument No. 20070509-0055919, said Register's Office.

Easements of record in Instrument No. 20061117-0143185, said Register's Office.

Master Deed of record in Instrument No. 20070705-0079992, amended in Instrument No. 20061127-0146201, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 638 Pippin Drive #127, Antioch, TN 37013.

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 in 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.

Kenneth Jason Sherrill _____ Date: 12/29/17
Kenneth Jason Sherrill

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand, at office, this 29th day of December, 2017.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: NOV 08 2021

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

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

Notary's Signature

My Commission Expires: 11-30-2030
Notary's Seal (if on paper)

