Bill Garrett Davidson County
Batch# 44072 DEEDWARR
01/03/2018 03:09:04 PM 2 pgs
Fees: $13.00 Taxes: $686.60
20180103-0001062

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $185,567.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of January, 2018.

Notary Public

My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Anna Jones Terrell Dudley J. Terrell	New Owner	
1259 Martin Street		094-01-0-118.00
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **JOHN R. SHERROD, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNA JONES TERRELL AND DUDLEY J. TERRELL, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 16 on the Plan of Subdivision of Lot No. 3 - N. H. Hobson's Subdivision (erroneously cited as N. N. Hobson's in prior deeds) of record in Plat Book 421, Page 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bennie G. Holland and wife, Judy C. Holland by Warranty deed from Ira D. Degges and wife, Vonnie Faye Degges of record in Instrument No. 20061114-0141133 Register's Office for Davidson County, Tennessee, dated November 13, 2006 and recorded on November 14, 2006.

The said Bennie G. Holland died on May 11, 2016.Being the same property conveyed to John R. Sherrod by Final Decree Confirming Sale for Delinquent Taxes, in the Chancery Court for Davidson County, Tennessee, divesting from Bennie G. Holland and Judy C. Holland of record in Instrument No. 20160107-0001816 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on January 07, 2016.

Being the same property conveyed to John R. Sherrod by Quitclaim deed from Judy C. Holland of record in Instrument No. 20171018-0106730 Register's Office for Davidson County, Tennessee, dated September 25, 2017 and recorded on October 18, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is unimproved property known as 700 South 12th Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of January, 2018.

John R. Sherrod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 2nd day of January, 2018.

Notary Public

My Commission Expires: 7 - 2 - 18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018