Bill Garrett Davidson County
Batch# 44746 DEEDWARR
01/05/2018 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20180105-0001667

WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NORA METER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-27-2018

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Sherer	Joseph Sherer	083-11-0-058.00
(NAME)	(NAME)	
8838 Harding Avenue	8838 Harding Ave.	
(ADDRESS)	(ADDRESS)	
Surfside, FL 33154	Surfside, FL 33154	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **1st Tracks GP, a Tennessee general partnership,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joseph Sherer and wife, Lindy Sherer,** 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, State of Tennessee, described as follows, to wit: BEING Lot No. 27 on the Map of Rolling Acres, as of record in Book 1130, Page 34, Register's Office for Davidson County, Tennessee. SAID Lot fronts 65 feet on the southeasterly side of Sky View Drive and runs back between lines 184.8 feet on the northerly line and 181 feet on the southwesterly line, to a dead line in the rear measuring 100 feet thereon.

BEING the same property conveyed to 1st Tracks, GP, a Tennessee general partnership, by Warranty Deed from Sammy Ray Mathis, dated 9/17/15 and recorded 9/18/15 in Instrument No. 20150918-0094773, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 507 Skyview Drive, Nashville, TN 37206
(House Number) (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.

Witness my/our hands this 4th day of January, 2018.

1ST TRACKS GP, A TENNESSEE GENERAL PARTNERSHIP

By: Curtis K. Abdo, Partner

By: Kenneth J. Hamilton, Partner

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Curtis K. Abdo and Kenneth J. Hamilton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Partners of 1st Tracks GP, a Tennessee general partnership and that they as such partners executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as partners.

WITNESS my hand and seal this 4th day of January, 2018.

Notary Public Steve Waters
My Commission Expires:

STEVEN G WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020

File No.: 174000

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or 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 DAVIDSON

Personally appears before me, Sonya C Starnes, a notary public for this county and state, Sandra Meeker, 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: 03/10/19

Notary' Seal (if on paper)

