THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180114553**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. KCA Affiant Subscribed and sworn to before me, this 16th day of January, 2018. VAnderson Notary Public My Commission Expires: _____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 48794 DEEDWARR
01/18/2018 10:06:11 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20180118-0005176

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen L Farrelly 3702 W. Cass Street, Unit 7 Tampa, FL 33609	New Owner	Tax Parcel ID No. 108-04-0A-031.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jodi L Sheffield, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen L Farrelly, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the plan of Section Two, Villages of Larchwood, of record in Plat Book 7900, Page 326, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jodi L. Sheffield, an unmarried person by Warranty Deed from Vincent J. Connor and Sarah A. Connor, husband and wife, recorded on the 19th day of September, 2012 in Instrument No. 20120919-0084962, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, VILLAGES OF LARCHWOOD, as recorded in Plat Book 7900, Page(s) 326.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8150, Page 765; Book 8495, Page 747; Book 8607, Page 792 and Book 6435, Page 189.

Charter of Villages of Larchwood Property Owners Association recorded in Book 8376, Page 933.

This is improved property located at 2828 Blackwoood Dr. Nashville TN 37214-3974

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of January, 2018.

Jodi L Sheffield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jodi L Sheffield, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of January, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018