Bill Garrett Davidson County
Batch# 51072 DEEDWARR
01/24/2018 01:26:20 PM 2 pgs
Fees: $13.00 Taxes: $1,350.13
20180124-0007456

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,900.00

Affiant

Subscribed and sworn to before me, this 22nd day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 06-20-2021
(AFFIX SEAL)

GINGER BONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Racheal Courtney Pickens 9000 Macauley Lane Nolensville, TN 37135	SHELLPOINT MORTGAGE SVC PO BOX 7050 TROY, MI 48007	186-04-0A083.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Patrick Sherry and Abbi Sherry, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Racheal Courtney Pickens, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Final Plat of Burkitt Place Phase 1B, Section 1 of record in Plat Instrument No 20061109-0139669, 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 Patrick Sherry and Abbi Sherry, husband and wife by Warranty deed from Shirley Sartin, an unmarried woman of record in Instrument No. 20141201-0109596 Register's Office for Davidson County, Tennessee, dated November 24, 2014 and recorded on December 01, 2014.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 9000 Macauley Lane, Nolensville, Tennessee 37135

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 hand(s) this 22nd day of January, 2018.

Patrick Sherry

Abbi Sherry

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Patrick Sherry; Abbi Sherry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 22nd day of January, 2018.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/6/2019