WARRANTY DEED

Bill Garrett Davidson County
Batch# 65099 DEEDWARR
03/05/2018 01:06:02 PM 2 pgs
Fees: $13.00 Taxes: $1,047.10

20180305-0020528

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

MST 2018-0187

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 2018

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald J. Delk	new owner	171-02-0A-093.00-CO
(NAME)	(NAME)	
242 Glenstone Cir		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Steven L. Sheridan and Teresa L. Sheridan, husband and wife, as joint tenants and not as tenants in common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald J. Delk,** ~~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: Jeffrey single man

Land in Davidson County, Tennessee, being Unit No. 93 on the plan of Brentwood Villa, Phase 3-B, of record in Plat book 6900, Page 4, amended in Plat Book 6900, Page 329, 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 Craig Headen, unmarried by Warranty deed from David G. Taylor of record in Instrument No. 20031231-0184748 Register's Office for Davidson County, Tennessee, dated December 23, 2003 and recorded on December 31, 2003. (Value of consideration shown in aforementioned deed $162,400.00.)

Being the same property conveyed to Steven L. Sheridan and Teresa L. Sheridan, as joint tenants and not as tenants in common by Quitclaim deed from Craig Headen of record in Instrument No. 20170505-0044615 Register's Office for Davidson County, Tennessee, dated April 24, 2017 and recorded on May 05, 2017. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 242 Glenstone Cir Brentwood, Tennessee 37027.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable; Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Boundary Plat of record in Plat Book 6900, Page 4, and in Book 6900, page 329, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land

embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Villa Condominium of record in Book 6923, Page 943, as amended in Book 7035, page 115, Book 7101, page 730, as re-recorded in Book 7143, page 18, and further amended in Book 7266, page 84 and Book 7423, page 574, Register's Office for Davidson County, Tennessee. By-Laws for Brentwood Villa Condominium and Brentwood Villa Condominium Association, Inc. of record in Book 6923, page 986, as amended in Book 7423, page 567 and Book 8074, page 564, Register's Office for Davidson County, Tennessee. Charter of record in Book 6936, Page 895 and Articles of Amendment in Book 7998, page 249 and Book 8267, page 270, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 8127, Page 666, Book 8127, page 782, Book 8127, page 802 and Book 8128, page 17, in the Register's Office for Davidson County, Tennessee. Easement to Comcast of Nashville I, LLC, of record in Instrument Number 20120124-0006661, Register's Office for Davidson County, Tennessee. Easement for water mains and appurtenances of record in Book 5155, page 164, Register's Office for Williamson County, Tennessee. Easement for sewer force main of record in Instrument Number 20030707-0093162, Register's Office for Davidson County, Tennessee. Storm water detention agreement of record in Book 6385, page 814, Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 242 Glenstone Cir, Brentwood, TN 37027
(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 hand(s) this 1st DAY OF March, 2018.

Steven L. Sheridan by Yvette Meldrum as Attorney-in-Fact

Steven L. Sheridan by Yvette Meldrum as Attorney-in-Fact

Teresa L. Sheridan by Yvette Meldrum as Attorney-in-Fact

Teresa L. Sheridan by Yvette Meldrum as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Steven L. Sheridan and Teresa L. Sheridan, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Steven L. Sheridan and Teresa L. Sheridan, as joint tenants and not as tenants in common, as his/her free act and deed for the purposes therein contained.

Witness my hand and official seal, this the 1st day of March, 2018.

JACKIE LAMPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2021

Notary Public

My Commission Expires: 5-24-21

(SEAL)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BELAM-18-242