Bill Garrett Davidson County
Batch# 67709 DEEDWARR
03/12/2018 10:03:50 AM 2 pgs
Fees: $13.00 Taxes: $2,889.70

20180312-0022987

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $781,000.00.

Martha W. Harris
Affiant

Subscribed and sworn to before me, this the 8th day of March, 2018.

J.M. Lmr
Notary Public

My commission expires: 3/8/2021

J. M. CORRIVEAU
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Martha Harris	New Owner	**131-02-4M-002.00-CO**
2029 Galbraith Drive		
Nashville, TN 37215		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Parker R. Sherrill aka Robert P. Sherrill, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martha W. Harris, married as her sole and separate property

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:

A certain unit located in Davidson County, Tennessee, being Unit No. 2027-B of 2027 Galbraith Homes, a Horizontal Property Regime With Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 2027 Galbraith Homes of record in Instrument Number 20160127-0007769, as amended in Instrument Number 20171214-0127363, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in to said Declaration.

Being the same property conveyed to Robert P. Sherrill, unmarried by Warranty deed from Juanita J. Fussell, unmarried of record in Book 10867, page 947, Register's Office for Davidson County, Tennessee, dated March 31, 1998 and recorded on April 02, 1998.

Being the same property conveyed to R. Parker Sherrill, married and Scott Sherrill, unmarried by Warranty deed from Robert P. Sherrill, married of record in Instrument No. 20000517-0049540 Register's Office for Davidson County, Tennessee, dated May 10, 2000 and recorded on May 17, 2000.

Being the same property conveyed to R. Parker Sherrill by Quitclaim deed from Scott Sherrill, unmarried of record in Instrument No. 20080910-0092786 Register's Office for Davidson County, Tennessee, dated September 04, 2008 and recorded on September 10, 2008.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 2029 Galbraith Drive, Nashville, TN 37215.

This is improved (__X__) unimproved (____) property known as 2029 Galbraith Drive, Nashville, TN 37215.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 EFFECTIVE AS OF 9th day of March, 2018:

R Parker Sherrill aka Robert P. Sherrill, a married man by Scott Sherrill, a i f

~~Parker R.~~ **Sherrill aka Robert P. Sherrill, a married man by Scott Sherrill, Attorney-in-Fact**

R. Parker RPS by SS

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF DAVIDSON	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Scott Sherrill , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Parker R. Sherrill aka Robert P. Sherrill ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 9th day of March, 2018.

My Commission Expires: 3/10/2019

Notary Public

20181074R

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY