WHEN RECORDED RETUI
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-1726

Bill Garrett Davidson County
Batch# 74405 DEEDWARR
03/28/2018 12:42:29 PM 2 pgs
Fees: $13.00 Taxes: $2,127.13
20180328-0029014

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $574,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2018.

Notary Public
MY COMMISSION EXPIRES: 4-28-19
File No. G18-1282D

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mark Sherrard and Whitney Sherrard, Husband and Wife (NAME)	FNM Bank (NAME)	072-04-0-041.00
1417 Shelton Avenue (STREET ADDRESS)	10 Cadillac Drive Suite 100 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Barbara D. Dowl, Unmarried, and Jane H. Greene, Unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Sherrard and Whitney Sherrard, Husband and Wife,** 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, Tennessee, being Lot No. 40 and the Easterly 30 feet of Lot No. 41 BLOCK "A" INGLEWOOD GOLF CLUB SUBDIVISION, as shown by plat of record in Book 843, Page 65, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 40 and part of Lot No. 41 front together 90 feet on the Northerly side of Shelton Avenue and extend back 175.6 feet on the Easterly line and 172.6 feet on the Westerly line to a dead line, measuring 90.39 feet thereon.

BEING the same property conveyed to Barbara D. Dowl, a 65% interest and Jane H. Greene a 35% interest from Barbara D. Dowl, unmarried and Jane H. Greene, unmarried, by Quit Claim Deed dated February 19, 2009, as Instrument No. 20090224-0016302, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 843, page 65, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1417 Shelton Avenue, Nashville, TN 37216.

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. Whenever 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 27th day of March, 2018.

Barbara D. Dowl

Barbara D. Dowl

March 27, 2018
Date

Jane H. Greene

Jane H. Greene

March 27, 2018
Date

STATE OF ~~Tennessee~~ FLORIDA

COUNTY OF ~~Davidson~~ ORANGE

Notary Public State of Florida
Peter S Dhanraj
My Commission FF 135712
Expires 07/14/2018

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Barbara D. Dowl, Unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. TENNESSEE ID# 074 020925

Witness my hand and official seal, this 27th day of March, 2018.

My Commission Expires: 7/14/2018

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Jane H. Greene, Unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of March, 2018.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
COMM. EXP. 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066