Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **CRT File No. 180315418** Bill Garrett Davidson County Batch# 76360 DEEDWARR 04/04/2018 02:48:21 PM 2 pgs Fees: $13.00 Taxes: $3,422.50 20180404-0031752	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $925,000.00. Affiant Subscribed and sworn to before me, this 2nd day of April, 2018. Notary Public My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 18, 2018

WARRANTY DEED

Address New Owner: Daniel and Rebecca Sheaff 231 Hillwood Boulevard Nashville TN 37205	Send Tax Bills To: Wells Fargo MAC X9999-01H 2701 Wells Fargo Way Minneapolis, MN. 55467	Tax Information: Tax Parcel ID No. 103-14-0-070.00

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, **John H. Wallace and Joanne Jewett, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Daniel A. Sheaff and Rebecca Sheaff, husband and wife**, ("Grantees"), their 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. 10 and the westerly one-half of Lot No. 9, both in Block "E" on the plan of Hillwood Estates, Blocks A, B, C, D, and E, of record in Book 1835, pages 59 and 60, Register's Office for said County, and being described according to a survey by John Kohl and Co., P.C., Tennessee No. 100, dated April 6, 1987, as follows:

Said Lot No. 10 and said portion of Lot No. 9 adjoin and front together 260.00 feet on the southerly margin of West Hillwood Drive and extend back 240.3 feet on the westerly line and 226.65 feet, more or less, on the easterly line to a broken line in the rear, measuring 182.50 feet thereon.

Being the same property conveyed to JOHN H. WALLACE and wife, JOANNE JEWETT, by deed from JAMES EDMOND FREEMAN, JR. and wife, CYNTHIA ENGLISH FREEMAN, of record in Book 10906, page 526 , dated April 27, 1998 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 103-14-0-070.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 1835, pages 59 and 60, said Register's Office.

This is improved property located at 231 Hillwood Boulevard Nashville TN 37205

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 2nd day of April, 2018.

John H. Wallace

Joanne Jewett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John H. Wallace and Joanne Jewett, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of April, 2018.

Notary Public

My Commission Expires: _____

