THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180315528

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $515,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of April, 2018.

Notary Public
My Commission Expires: 11-8-2021

BRENDA L. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 76665 DEEDWARR
04/05/2018 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20180405-0032175

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin M Herrmann and Brittany A Herrmann 5233 Pine Hill Road Nashville TN 37221	Wells Fargo 2701 Wells Fargo Way Minneapolis, MN 55467	Tax Parcel ID No. 154 00 0 12200

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, **Thomas E. Sherrill and wife, Prudence R. Sherrill** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Benjamin M Herrmann and Brittany A Herrmann, 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:

Being a tract of land shown on property map 154, assessor's office, and lying wholly within the 2nd Civil District of Davidson County, Tennessee, bounded in general by the Robert Taylor Pinkerton remainder and Kerry Greer on the north, an 8.45 acre tract on the west, Joe Holder, Sr., on the south, and Kerry Greer and Jesse Green, III, on the east, and lying off Pine Hill Road (an unrecorded public road which connects with Griffith Road), more particularly described as follows:

Beginning at an iron pin in the center of Pine Hill Road, said pin being a southeast corner of Kerry Greer (ref. Deed Book 6256, Page 968, R.O.D.C.); thence with the south line of Greer North 78° 54' 44" West, passing a witness iron pin at 50 feet; in all 615.06 feet to an iron pin, Greer's southwest corner; thence with Greer's west line North 28° 21' 37" East 85.00 feet to an iron pin in a fence, an interior corner of Greer and a southeast corner of Robert T. Pinkerton; thence leaving Greer and with a new line and the fence for the following 10 calls: North 86° 10' 36" West 165.31 feet to an iron pin at the base of a 12" hickory; North 80° 00' 32" West 70.44 feet to an iron pin at the base of a 10" hickory; North 82° 50' 11" West 145.17 feet to an iron pin at the base of a 4" maple; South 84° 32' 35" West 57.70 feet to an iron pin at the base of an 8" sassafras; South 71° 04' 02" West 57.82 feet to an iron pin at the base of a 10" sassafras; South 87° 40' 34" West 90.87 feet to an iron pin at the base of a 4" maple;" North 77° 55' 16" West 120.31 feet to an iron pin at the base of a 10" red oak; North 69° 47' 27" West 79.71 feet to an iron pin at the base of a 4" sassafras; North 81° 47' 11" West 111.26 feet to an iron pin at the base of a 16" sassafras; North 71° 37' 39" West 162.32 feet to an iron pin at the base of a 6" sassafras; thence leaving Pinkerton and with the east line of an 8.45 acre tract, crossing a 50 foot easement road, South 28° 01' 17" West 233.30 feet to an iron pin in the north line of Joe Holder, Sr.; thence with the north line of said Holder South 68° 32' 26" East 982.33 feet to an iron pin; thence continuing with the north line of Holder South 72° 20' 55" East 213.29 feet to an iron pin; thence leaving Holder and with the west line of Jesse Green, III, (ref. Deed Book 6523, Page 938, R.O.D.C.) North 28° 21' 37" East 379.25 feet to an iron pin in the south margin of Pine Hill Road; thence with the north line of the said Green South 78° 54' 44" East 396.60 feet to an iron pin; thence North 27° 17' 40" East 52.07 feet to the point of beginning, containing 10.00 acres, more or less, according to a survey by Randolph L. Chapdelaine dated 7/3/87.

Being the same property conveyed to Thomas E. Sherrill and wife, Prudence R. Sherrill by warranty deed from Neal W. Carter and wife, Ann Rankin Carter, being the same person as Ann R. Carter of record in Book 7296, page 174, Register's Office for Davidson County, Tennessee, dated 07/13/1987 and recorded on 07/14/1987.

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.

Taxes for the year 2018, a lien not yet due and payable.
Affidavit of record in Book 8842, Page 142, in the Register's Office for Davidson County, Tennessee.
Shared Maintenance Agreement of record in Book 11532, Page 427, and Book 11625, Page 617 in the Register's Office for Davidson County, Tennessee.
Letter from Metropolitan Health Department of record in Book 8088, Page 176, in the Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 7296, Page 174, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Easement of record in Book 7296, Page 174, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5233 Pine Hill Road Nashville TN 37221

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, Grantors have executed this instrument on this 5th day of April, 2018.

Thomas E. Sherrill

Prudence R. Sherrill

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas E. Sherrill and Prudence R. Sherrill, 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 5th day of April, 2018.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09-07-21

Notary's Seal (If on paper)