Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 85534 DEEDWARR
04/27/2018 08:34:43 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20180427-0039600

Y-VRES-18-2918

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHERRIE D. HOLLARS — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF WILLIAMSON

My Comm. Expires Sept. 22, 2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rebecca Devane	**New Owner**	
(NAME)	(NAME)	**118-10-0-051.01**
5543 Edmondson Pike #77		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-5808		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **KIMBERLEY C. SHERIDAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBECCA DEVANE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southwesterly part of Lot No. 66 on the Plan of Map of Sutton Hill Section of Marengo Park of record in Plat Book 974, Page 67, as amended in Book 1732, Page 315, and Book 2024, Page 377,in the Register's Office for said County, described according to a copy of a survey made by T.R. Sanford, July 5, 1961, as follows:

Beginning in the Southeasterly margin of McNairy Lane, at the common corner of Lots Nos. 66 and 67; thence Southeasterly with the line between said two lots 275.1 feet to a point in the center line of Brown's Creek; thence Northeasterly with the center line of the same 60.5 feet, more or less, to a point; thence Northwesterly parallel to and 16 feet Southwesterly from the line between Lots Nos. 65 and 66, 298.7 feet to a point in the Southeasterly margin of said McNairy Lane; thence with the margin of the same Southwesterly 59 feet to the Point of Beginning.

Being the same property conveyed to Kimberly C. Sheridan by Warranty Deed from Carr Grigg and spouse, Linda Grigg of record in Instrument No. 20060216-0018976 Register's Office for Davidson County, Tennessee, dated February 10, 2006 and recorded on February 16, 2006. Said Property was never used as a primary or marital residence.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 67, amended to 40 feet by instrument of record in Book 1732, Page 315 and Book 2024, Page 377, Register's Office for Davidson County, Tennessee. Which plan shows a 50 foot minimum building setback line from McNairy Lane and a 15 foot easement for the Public utility purposes along the rear line(s). And a sewer line easement located across said lot.
- Sewer Easement to the City of Nashville of record in Book 3345, Page 62, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20060216-0018976 in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants contained in instrument of record in Book 1086, Page 573, said Register's Office. NOTE: Said Restrictions are not applicable to those portions thereof that have already expired.
- Subject to the flow of Brown's Creek over so much of the premises as lies therein.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2918 McNairy Lane, Nashville, Tennessee 37204**.

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 hand(s) this the 26th DAY OF APRIL, 2018.

Kimberley C. Sheridan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 26th of April, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212