THIS DOCUMENT PREPARED BY:
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 18-1287

Map-Parcel No. 147 08 0 117.00

Bill Garrett Davidson County
Batch# 85617 DEEDWARR
04/27/2018 09:59:08 AM 2 pgs
Fees: $13.00 Taxes: $802.90

20180427-0039761

Property Address:
357 Wales Drive, Nashville, TN 37211

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

Send Tax Statements To:
Republic Bank & Trust
200 S. 7th Street
Louisville, TN 40202

Grantee's Name, Address:
NICOLE R. G. SHERBURNE
357 Wales Drive
Nashville, TN 37211

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **KATHERINE TOLLIVER, unmarried**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **NICOLE R. G. SHERBURNE, a married person**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Cathey heights, Section II, as of record in Book 2854, page 126, Register's Office for said County.

Said Lot No. 1 fronts 150.22 feet on the southerly side of Wales Drive and extends back 119.18 feet on the easterly line and 231.60 feet on the westerly line to a dead line in the rear, measuring 208.32 feet thereon.

BEING the same property conveyed to KATHERINE TOLLIVER, by Quitclaim Deed from D. RAY ANDERSON, dated September 19, 1981, and recorded on October 09, 1981 of record in Book 5805, page 403, Register's Office for Davidson, Tennessee.

This is improved property known as, 357 WALES DR, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2018 Davidson County property taxes are a lien not yet due and payable.
2. All matters on the Plan of record in Plat Book 2854, page 126, Register's Office for Davidson County, Tennessee.
3. Right-of-way easement granted to Metropolitan Government of Nashville and Davidson County, as contained in Book 6280, page 28, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 24 day of April, 2018.

KATHERINE TOLLIVER
By: AIF
JOHN W. MARTIN, JR., ATTORNEY-IN-FACT OF
Record in Book *, page _____, ROWC, TN.

*20180427-0039760

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 24 day of April, 2018, before me personally appeared **JOHN W. MARTIN, JR.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **KATHERINE TOLLIVER**, and who acknowledged that he executed the same as the free act and deed of **KATHERINE TOLLIVER**.

WITNESS my hand and official seal this 24 day of April, 2018.

My Commission Expires:
2-18-19

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $217,000.00 .

Affiant

SWORN TO and subscribed before me on this 24th day of April, 2018.

Notary Public
My Commission expires: 2-18-19

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY