THIS INSTRUMENT WAS PREPARED BY:

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY May, 2018

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 98248 DEEDWARR
05/30/2018 01:37:39 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20180530-0051518

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Christopher Sherrill	new owners	MAP
696 Timber Lane		PARCEL 117-02-0C-049.00-CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Martha C. Sanders n/k/a Martha C. Peery, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Christopher Sherrill and Lauren Sherrill, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 49 of Woodlawn Manor, Inc. Condominium (now known as Regency Park Condominium) created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated together with the carport designated number 49-A and as established by Master Deed of record in Book 3815, Page 778, as amended by Instruments of record in Book 4364, Page 381; Book 4767, Page 431; Book 5673, Page 429; Book 6047,Page 201; Book 7662, Page 942; Book 7728, Page 343; Book 9746, Page 83; Book 11288, Page 513; Instrument No. 20031029-0159210; Instrument No. 20050531-0060994 and Instrument No. 20110525-0040197 said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed, and as more particularly shown on the Plat of Regency Park of record in Plat Book 3700, Page(s) 111 and 112, said Register' s Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Martha C. Sanders by Warranty deed from Gerald E. Sheridan, Trustee of record in Book 4305, page 612, Register's Office for Davidson County, Tennessee, dated January 28, 1969 and recorded on January 29, 1969. Power of Attorney of record in Instrument No. 20180118-0005392, Register's Office for Davidson County, Tennessee. Martha C. Peery was married to Clarence Eugene Peery. Jr. and the said Clarence Eugene Peery, Jr. having since died in 2007.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VEC5-18-696

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **696 Timber Lane, Nashville, TN 37215.**

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. 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 hand( ) this the 24th day of May, 2018.

Martha C Peery by CJS as Attorney in Fact
Martha C. Peery by Charles J. Sanders, Attorney-in-Fact

STATE OF Florida
COUNTY OF Okaloosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles J. Sanders** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Martha C. Peery**, as her Attorney in Fact, as the free act and deed of the within named **Martha C. Peery**.

Witness my hand and official seal this the 24th day of May, 2018.

My Commission expires Oct. 17, 2020

Tabitha Brown
Notary Public

TABITHA BROWN
Notary Public - State of Florida
Commission # GG 039404
My Comm. Expires Oct 17, 2020
Bonded through National Notary Assn.