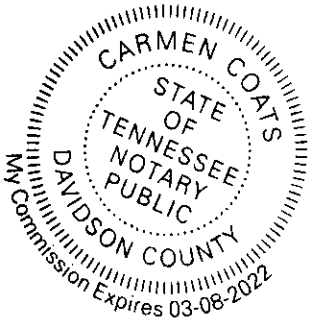
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$730,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Sherbakoff	LEGACY HOME LOANS LLC	103-03-0-211.00
(NAME)	(NAME)	
135 50th Avenue, N.	8119 ISA BELLA LANE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	BRENTWOOD, TN 37027	
(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, BRITTAIN SEXTON AND WIFE, LINDSEY SEXTON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS SHERBAKOFF AND MELISSA SHERBAKOFF, 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:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled the Plan of H.S. Hunter's Re-subdivision of Block No. 7, Sylvan Park, of record in Book 974, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BRITTAIN SEXTON AND WIFE, LINDSEY SEXTON, by deed from DAVY PHILLIPS AND WIFE, VALERIE PHILLIPS, of record in Instrument No. 20130103-0001014, dated December 27, 2012, said Register's Office.

This conveyance is subject to: 2018 property taxes which are due and payable, but not yet a lien; all matters as shown on the map entitled the Plan of H.S. Hunter's Re-subdivision of Block No. 7, Sylvan Park, of record in Book 974, page 23, Register's Office for said County; and any and all restrictions and easements of record.

Bill Garrett Davidson County
Batch# 100004 **DEEDWARR**
06/04/2018 03:35:29 PM 2 pgs
Fees: $13.00 Taxes: $2,701.00

20180604-0053264

unimproved ☐

This is improved ☒ property, known as 135 50th Avenue, N., Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 30th day of May, 2018.

Brittain Sexton

Lindsey Sexton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brittain Sexton and wife, Lindsey Sexton, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville TN, this 30th day of May, 2018.

Notary Public

My Commission Expires: 9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.