Bill Garrett Davidson County
Batch# 109769 DEEDWARR
06/28/2018 09:53:32 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20180628-0062355

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

John B. Jarratt
Affiant

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

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

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

R-VRES-18-4505

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)
John B. Jarratt	new owner	
(NAME)	(NAME)	**116-03-0A-023.00-CO**
4505 Harding Pike, 4 E		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **JOSEPH C. SHERRILL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN B. JARRATT, A SINGLE PERSON,** 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 4-E of Royal Oaks Tower, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as created by Master Deed and By-Laws of record in Book 4710, Page 901, as amended in Book 4798, Page 813 and Instrument No. 20070124-0009971, Register's Office for Davidson County, Tennessee, together with the said apartments appurtenant undivided interest in the general and limited common elements of the condominium. Further reference is made to the plan of record in Book 4460, Page 189, said Register's Office, for a more complete and accurate description of said property.

Being the same property conveyed to Joseph C. Sherrill, a single person by Warranty deed from Betty G. Dukes of record in Instrument No. 20140630-0056925 Register's Office for Davidson County, Tennessee, dated June 27, 2014 and recorded on June 30, 2014.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 4460, Page 189, Register's Office for Davidson County, Tennessee.
- Boundary Plat for Royal Oaks of record in Book 4300, Page 201, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Royal Oaks Tower Condominium Apartments of record in Book 4710, Page 901, amended in Book 4798, page 813 and Instrument 20070124-0009971, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4710, Page 915, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4710, , Page 901, Book 4727, page 804 corrected in Book 4733, page 373, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 3958, Page 152, in the Register's Office for Davidson County, Tennessee.
- Easement contained in the Deed of record in Book 4668, Page 986 and Book 4907, Page 43, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4505 Harding Pike, 4 E, Nashville, Tennessee 37205**.

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 JUNE, 2018.

Joseph C. Sherrill

LAUREN SHERRILL BY JOSEPH C. SHERRILL AS ATTORNEY IN FACT
Lauren Sherrill by Joseph C. Sherrill as Attorney in Fact

Lauren Sherrill, spouse of Joseph C. Sherrill, hereby joins in this conveyance and does transfer and convey any and all marital interest Lauren Sherrill may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH C. SHERRILL, 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 June, 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH C. SHERRILL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LAUREN SHERRILL, and who acknowledged he/she/they executed the same as the free act and deed of the said LAUREN SHERRILL.

Witness my hand and official seal, this the 26th of June, 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