Karen Y Johnson Davidson County
Batch# 138512 DEEDWARR
09/10/2018 03:39:35 PM 2 pgs
Fees: $13.00 Taxes: $1,454.10
20180910-0089694

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $393,000.00. Affiant Subscribed and sworn to before me, this the 7th day of September, 2018. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Devin H. Hauersperger	Mortgage Investors Group	
713 Hart Avenue	8320 E. Walker Springs Lane #200	082-08-0-249.00
Nashville, TN 37206	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEREMY SHERLOCK AND CHRISTINA E. SHERLOCK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEVIN H. HAUERSPERGER, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 22 on the Plan of Hart' s Addition of record in Book 57, Page 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 22 fronts 50 feet on the East side of Hart Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jeremy Sherlock and Christina E. Sherlock, husband and wife by Warranty Deed from Anthony L. Facello, unmarried of record in Instrument No. 20150422-0036060, Register's Office for Davidson County, Tennessee, dated April 15, 2015 and recorded on April 22, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 713 Hart Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of September, 2018.

Jeremy Sherlock by Michelle Sieler as Attorney In Fact

Jeremy Sherlock by Michelle Sieler,
Attorney in Fact

Christina E. Sherlock by Michelle Sieler as Attorney In Fact

Christina E. Sherlock by Michelle Sieler,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of September, 2018, before me personally appeared Michelle Sieler, 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 Jeremy Sherlock, as attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Jeremy Sherlock.

Witness my hand and seal this 7th day of September, 2018.

DREW T. BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021

Notary Public

My Commission Expires: 5/3/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of September, 2018, before me personally appeared Michelle Sieler, 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 Christina E. Sherlock, as attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Christina E. Sherlock.

Witness my hand and seal this 7th day of September, 2018.

DREW T. BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021

Notary Public

My Commission Expires: 5/3/21