BOX #14

G#31294-2

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 161535 **DEEDWARR**
11/16/2018 08:53:21 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20181116-0112895

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$520,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2018.

Notary Public

My commission expires: 11/17/21

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Paula Renee Stuart and Gregory David Stuart	**Shelter Lending Services, L.L.C.**	**15609002200**
5708 Templegate Drive	**P. O. Box 740039**	
Nashville, TN 37221	**Cincinnati, OH 45274-0039**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James M. Sherwin and wife, Beverly J. Sherwin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paula Renee Stuart and Gregory David Stuart, wife and husband

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 No. 3 on the Revised Plan of Templegate, Section Two, as of record in Book 6250, Page 870, and as amended in Book 6900, Page 102, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James M. Sherwin and wife, Beverly J. Sherwin, by Warranty Deed dated January 8, 1999, from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation, of record in Book 11294, Page 551, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 6250, Page 870, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 6766, Page 754, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated between the parties and were paid by the Grantors herein and the subsequent years, not yet due and payable.

This is improved property, known as: **5708 Templegate Drive, Nashville, TN 37221**.

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 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/our hand(s) this **15th** day of **November, 2018.**

James M. Sherwin

James M. Sherwin

Beverly J. Sherwin

Beverly J. Sherwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James M. Sherwin and wife, Beverly J. Sherwin,** the within named sellers, 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, Tennessee, this **15th** day of **November, 2018.**

Notary Public

JOHN T COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21