Karen Johnson Davidson County
Batch# 246978 DEEDWARR
06/21/2019 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20190621-0060231

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621028**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $510,000.00. Ginny L Laughlin Affiant Subscribed and sworn to before me, this21st day of June, 2019. CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. C L Butler Notary Public My Commission Expires: 9-20-21

WARRANTY DEED

Address New Owner: Daniel A. Laughlin and Ginny L. Laughlin 3900 Murphy Road Nashville TN 37209	Send Tax Bills To: ~~New Owner~~ Highlands Residential Mortgage 12001 N Central Expressway Suite 750 Dallas TX 75243	Tax Information: Tax Parcel ID No. 104-05-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melissa Sherman and Karl Sherman, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Daniel A. Laughlin and Ginny L. Laughlin, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 17, as shown on the map entitled West Grove Subdivision, of record in Plat Book 421, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MELISSA SHERMAN AND HUSBAND, KARL SHERMAN, by deed from DONALD R. DODSON, of record in Instrument No. 20120806-0069775, dated July 31, 2012, corrected by Affidavit of Scrivener's Error, of record in Instrument No. 20130426-0041789, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 104-05-0-010.00.

Matters shown on the Plan of record in Plat Book 421, page 85, said Register's Office.

This is improved property located at 3900 Murphy Road Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of June, 2019.

Melissa Sherman

Karl Sherman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melissa Sherman and Karl Sherman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2019.

Notary Public

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09 2022

My Commission Expires: _____

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

