WARRANTY DEED

BOOK 11556 PAGE 327

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JUNE, 1999.

Notary Public

MY COMMISSION EXPIRES: 1-27-2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Prestige Art Gallery, Inc.	Prestige Art Gallery, Inc.	118-11-41
(NAME) 2832 Azalea Place	(NAME) 2832 Azalea Place	BH-03800
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(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, WE, Robert Andrew Sharp Sr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Prestige Art Gallery, Inc., 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. 4 of Block "C" on the Map of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 55 feet on the easterly side of Azalea Place and runs back 154.5 feet on the northerly line and 195.2 feet on the southerly side to a dead line and measures 100 feet thereon.

BEING the same property conveyed to Finis R. Sharp, Jr. and wife, Mary T. Sharp by deed from Kenneth H. Riggs and wife, Carolyn R. Riggs of record in Book 4020, Page 742, said Register's Office and further conveyed to Robert Andrew Sharp, Sr. by deed from Robert Andrew Sharp, Sr., as Executor of record in Book 10656, Page 840, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

The above described property was never used as the primary residence of the Grantor.

unimproved ☐
This is improved ☒ property, known as 2832 Azalea Place, Nashville, TN 37204
(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 my/our hand(s) this 30th day of June, 1999.

Robert Andrew Sharp Sr.

99 JUL -2 PM 2:5
BILL CAMPBELL REGISTR
DAVIDSON COUNTY, TN

0607321
IDENTIF. ↑ REFERENCE

05 399.50 RECEIVED TOTAL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Andrew Sharp Sr., the 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, Tennessee this 30th day of June, 1999.

Commission expires: 1-27-2001

Jill L. Roller — Notary Public

NOTARY PUBLIC AT LARGE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

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060732321

IDENTIF. A REFERENCE

99 JUL -2 PM 2:56

H.L. GARRETT REGISTER
DAVIDSON COUNTY, TN.

PART
105000.00
CON TX 382.50
PRFEE 1.00
MDEED 0.00
CFEE 2.00
TOTAL 399.50
CHECK 399.50
07/02/99 01 14:57 0001 7787

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1486203