Davidson County DEEDWARR
Recvd: 08/25/03 09:15 2pgs
Fees:13.00 Taxes:440.30

20030825-0122784

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00.

Stephanie Sullivan
Affiant

LOUISE N. TUPPER NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE AUGUST 19, 2003.

Louise N. Tupper
Notary Public

MY COMMISSION EXPIRES: 3/21/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Sullivan	Irwin Mortgage Corporation	Map 075-12-0A, Parcel 086.00CO
4913 Scotts Creek Parkway	10500 Kincaid Drive	
Hermitage, Tennessee 37076	Fishers, Indiana 46038	
(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, **VICTORIA L. SHARER AND HUSBAND, WILLIAM A. SHARER, III**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHANIE SULLIVAN, AN UNMARRIED PERSON** , 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:

Being Lot 7 on the plan of Cedar Creek, Phase Two, as of record in Plat Book 7900, Page 5, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Victoria L. Richards, unmarried by deed from Larry Powell and wife, Carol Powell of record in Book 8365, Page 218, Register's Office, Davidson County, Tennessee.
Victoria L. Richards and Victoria L. Sharer is one and the same person.
William A. Sharer, III herein joins to convey any and all rights and interests he may have, if any.
This is the same description as in previous deed of record.
This conveyance is subject to Declaration of Covenants, Conditions & Restrictions & By-Laws of record in Book 7768, Page 238 as amended in Book 7945, Page 901, Register's Office, Davidson County, Tennessee.
This conveyance is subject to notes on the plat of record in Plat Book 7900, Page 5, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 4913 Scotts Creek Parkway, Hermitage, TN 37076

(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 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 August 19, 2003.

Victoria L. Sharer

Victoria L. Sharer

William A. Sharer, III

William A. Sharer, III

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Victoria L. Sharer and husband, William A. Sharer, III, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this August 19, 2003

Commission expires: 3/11/06

Louise N. Turpin

Notary Public

LOUISE N. TURPIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE