Davidson County DEEDWARR
Recvd: 07/09/04 14:49 2pgs
Fees:13.00 Taxes:592.00

20040709-0082049

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Sara A Tullos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Melinda Ann McGarrah Sharp	SAME	104-11-O-E
2128 Portland Avenue		GROUP
Nashville, Tennessee 37212	,	PARCEL 3.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** One Hundred Sixty Thousand Dollars and Zero Cents ($160,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sara A. Tullos, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Melinda Ann McGarrah Sharp and husband, Thomas Carroll McGarrah Sharp, 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 a part of the Plan of Portland Place Condominiums of record in Book 6557, page 269, Register's Office for Davidson County, Tennessee, being Unit No. C on said plan described by Master Deed establishing Horizontal Property Regime with respect to Portland Place Condominiums of record in Book 6557, page 261, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Sara A. Tullos, unmarried, by deed from Margaret B. Culp, unmarried, of record as Instrument No. 20010404-0032740 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 2128 Portland Avenue, Nashville, TN 37212

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 I do covenant with the said Grantees that I 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 do further covenant and bind ourselves, my 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 hand this 6th day of July, 2004.

Sara A. Tullos

Sara A. Tullos

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Sara A. Tullos, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of July, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee