WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 12/01/04 14:15 2pgs
Fees:13.00 Taxes:1258.37

20041201-0143131

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Sharp	Fifth Third Mortgage	Map 75
(NAME) 1021 Tulip Blossom Drive	(NAME) 336 Main Street	Group 12-0-E
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Franklin, Tennessee 37067	Parcel 11
(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, Blossom Trace, LLC, a Tennessee Limited Liability Company , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Sharp and Sheryl M. Sharp, Husband and Wife , 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 No. 25 on the Plan of Blossom Trace, First Revision as of record in Instrument No. 20010920-0101745 and corrected in Instrument No. 20011025-0116872, 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 part of the same property conveyed to Blossom Trace, LLC, a Tennessee Limited Liability Company by Warranty Deed dated May 30, 2001 from Kent A. Biery and wife, Linda E. Biery of record in Instrument No. 20010605-0058126, Register's Office for Davidson County, Tennessee.

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

Restrictive Covenants of record in Instrument No. 20010724-0078292, Register's Office of said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20001220-0124666, Register's Office for said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1021 Tulip Blossom Drive, 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 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 our hands this 16th day of November, 2004.

Blossom Trace, LLC

By: J. David Carter, Chief Manager

Attest:

STATE of Tennessee
COUNTY of Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. David Carter with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge himself to be a Cheif manager of Blossom Trace, LLC, a Tennessee Limited Liability Company, the within named bargainer, a Limited Liability Company, and that J. David Carter as such Cheif Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by J. David Carter as Cheif Manager.

Witness my hand and official seal this 11/16/2004

My Commission Expires 1-23-06 Tracey Trumphour

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number2410104

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122