# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/05 15:29 2 pgs
Fees:13.00 Taxes:1110.00

20050909-0108853

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Maria Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2005.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 5/24/2008

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lana S. Sharp<br>~~Phillip Crowder~~ | (RP)<br>Same as new owner | Map 160-04 |
| (NAME)<br>5200 Pritchett | (NAME) | Parcel 167 |
| (ADDRESS)<br>Nashville, TN 37220 | (ADDRESS) | |
| (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, **BOB M. LOGAN AND WIFE, JEAN A. LOGAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LANA S. SHARP, MARRIED,** 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. 53 on the Plan of Brentview Hills, Section 7, of record in Plat Book 4175, page 89, Register's Office for Davison County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bob M. Logan and wife, Jean A. Logan, by deed from Delmar H. Peppers and wife, Wylene W. Peppers of record in Book 6293, page 29, said Register's Office.

Delmar H. Peppers is the same personas Delmer H. Peppers.

This conveyance is subject to (a) 2005 real property taxes, which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4175, page 89, said Register's Office; and (c) restrictive covenants of record in Book 4404, page 813, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5200 Pritchett, Nashville, TN 37220

(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 1st day of September, 2005.

Bob M. Logan

Jean A. Logan

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 Bob M. Logan and Jean A. Logan, the bargainor, 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 1st day of September, 2005.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public