File No. 251001933

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/24/08

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

Davidson County DEEDWARR
Recvd: 12/08/05 08:04 2 pgs
Fees:13.00 Taxes:1043.40

20051208-0147474

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Sharp	Robert S. Sharp	115-14-0-042.00
(NAME)	(NAME)	
6408 Bresslyn Road	6408 Bresslyn Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nash TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John D. Kitch and Jaci L. Kitch, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert S. Sharp**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 701 on the Plan of West Meade Farms, Inc., Section 7, as of record in Book 2331, page 13, Register's Office for said County, as follows:

Beginning on the northerly margin of Bresslyn Court, at the corner of Lots Nos. 701 and 702; thence with the line between said two lots northwardly 238.9 feet to the southwesterly line of Lot No. 700; thence with said line southeastwardly 275.6 feet to the westerly margin of Bresslyn Road; thence with said road, southwardly 110.2 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southwestwardly 35.4 feet to the northerly margin of Bresslyn Court; thence with said Court, westwardly 184.5 feet to the beginning.

Being the same property conveyed to John D. Kitch and Jaci L. Kitch, husband and wife by deed from Glaud R. Bucy of record in Deed Book 6180, page 476, Register's Office for said Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 6408 Bresslyn Road, Nashville, TN 37205
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 2nd day of November, 2005.

John D. Kitch

Jaci L. Kitch

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John D. Kitch and Jaci L. Kitch, husband and wife, 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 Brentwood, Tennessee, this 2nd day of November, 2005.

My Commission Expires:

Notary Public

DAWN D. CHASE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TN
MY COMMISSION EXPIRES 5/23/2006

File Number: 251001933

RETURN TO:

Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027