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RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 BOX ~~19-A~~

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/07 14:48 2 pgs
Fees:13.00 Taxes:1332.00
20070301-0025534

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 6/12/10
(AFFIX SEAL)

CHRIS CANTRELL NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Sharp and Robert Core Bearden		
(NAME) 3660 Mayflower Place	(NAME) SAME ADDRESS AS NEW OWNER	Map 118-13
(ADDRESS) Nashville, TN 37204	(ADDRESS)	Parcel 220
(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, **LESLEY MARTIN**, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MICHELLE SHARP, an unmarried woman and ROBERT CORE BEARDEN, an unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parce of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Green Acres Subdivision, as of record in Book 1424, page 21, 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 the same property conveyed to Lesley Martin, unmarried, from Janye Renee Moore Clary and Kelly S. Clary, wife and husband, by Warranty Deed dated December 1, 2003 and record on December 9, 2003, of record in Instrument No. 20031209-0176225, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3660 Mayflower Place, Nashville, TN 37204

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 28th day of February, 2007.

Lesley Martin by Chad Greer her attorney in fact

Lesley Martin by Chad Greer her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared Chad Greer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lesley Martin, and who acknowledged that he/she executed the same as the free act and deed of Lesley Martin.

In witness whereof, Chad Greer as attorney-in-fact for Lesley Martin, pursuant to Power of Attorney recorded in Instrument No. 20070301002553 3, Register's Office for Davidson County, Tennessee, does hereby authorize and sign on behalf of Lesley Martin, this 28th day of February, 2007

Witness my hand and official seal on this 28th day of February, 2007.

MY COMMISSION EXPIRES: 6/26/07

NOTARY PUBLIC

DEKALB COUNTY, TN NOTARY PUBLIC CHRIS CAMPBELL