File No. 270400275

WARRANTY DEED

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: April 7, 2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 04/17/07 13:33 2 pg
Fees:13.00 Taxes:266.40
20070417-0045825

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darryl Sharp		Map 69-16
(NAME)	(NAME)	
3503 Hydes Ferry Road	SAME	Parcel 76
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, I, James Roberts, married, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darryl Sharp and Anne Thompson, married, HEREINAFTER CALLED THE GRANTEE(S), 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. 21 on the Revised Plan of J.J. Holzapfel's Subdivision at Bordeaux, not of record, described according to survey made by Watkins and Murray, Surveyors, March 2, 1949 as follows: Beginning on the Westerly margin of Hydes Ferry Rd. at the corner of Lot No. 21 and 22, said point also being 80 feet north of the northerly margin of Ashton Avenue; thence with the line between said two lots, westerly 180 feet; thence northwardly 76.15 feet to the southerly margin of Elizabeth Street; thence with Elizabeth Street, eastwardly 160 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a southeasterly direction 31.42 feet to the westerly margin of said Hydes Ferry Roadl thence with same southwardly 56.15 feet to the beginning.

Being the same property conveyed to Patricia L. Day, unmarried by deed from James Anthony Gafford and wife, Karen Gafford, of record in Book 8667, Page 262 and filed for record on July 2, 1992, and further conveyed to James Roberts by Substitute Trustee's Deed from Priority Trustee Services of Tennessee, LLC, Substitute Trustee, of record in Instrument Number 20070315-0031747, and filed for record on March 15, 2007.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar instance.

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

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 3503 Hydes Ferry Road, Nashville, TN 37218
(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), THEIR 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), 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/our hands this 11th day of April, 2007.

James Roberts

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James Roberts the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11th day of April, 2007.

Commission expires: April 7 2009

Notary Public

File Number: 270400275

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

