File No. 280101356

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/19/08 12:52 2 pgs
Fees:13.00 Taxes:732.60

20080219-0015892

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. My Commission Expires NOV. 8, 2008

K. THOMAS SIDWELL

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Daniel	Douglas Daniel	172120B076.00CO
(NAME) 2613 Call Hill Rd.	(NAME) 2613 Call Hill Rd.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(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, James T. Sharp and wife, Nellie N. Sharp, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas Daniel and wife, Joyce H. Daniel, 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:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Bradford Hills, Section Five, of record in Plat Book 7900, Page 6 and amended in Book 7900, Page 287, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James T. Sharp and wife, Nellie N. Sharp by Warranty Deed from Sandra Jackson Dick and husband , James D. Dick of record in Book 10096, Page 977, Register's Office for Davidson County, Tennessee dated June 20, 1996.

Subject to all matters as set forth per Plat Book 7900, Page 6, and amended in Book 7900, Page 287, Register's Office of said County.

Restrictions of record in Book 8069, Page 170, and Book 8372, Page 901, said Register's Office.

By-Laws of record in Book 8071, Page 531, said Register's Office.

HOA Charter of record in Book 8071, Page 520, said Register's Office.

Quitclaim to HOA for open space of record in Book 9779, Page 672, said Register's Office.

Waterline easement of record in Book 8377, Page 769, and Book 8614, Page 954, said Register's Office.

Sewer easement of record in Book 8377, Page 808 and Book 8614, Page 870, said Register's Office.

Taxes for the year 2008 and all subsequent years, a lien, but not yet due and payable. All prior years are paid.

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 2613 Call Hill Road, Nashville, TN 37211

(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 15th day of February, 2008.

James T. Sharp

Nellie N. Sharp

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, James T. Sharp and wife, Nellie N. Sharp, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 2/15/2008.

Witness my hand at office this 15th day of February, 2008.

Commission expires:

Notary Public

File Number: 280101356

RETURN TO:

Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 8, 2008