BILL GARRETT, Davidson County
Trans:T20090033200 DEEDWARR
Recvd: 05/20/09 09:39 2 pgs
Fees:13.00 Taxes:445.48
20090520-0046291

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $120,400.00

Affiant

Subscribed and sworn to before me, this 8th day of May, 2009.

Notary Public

My commission expires: 6/29/2010

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 Johnny Cash Parkway
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christopher Sharpe and April L. Sharpe	Pinnacle National Bank	**095-12-0A-224.00 CO**
2745 Airwood Drive	211 Commerce St.,#300	
Nashville, TN 37214	Nashville, TN 37201	

FOR AND IN 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 ACKNOWLEDGE, WE,

Ashley Bowling Selby Jaeger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Sharpe and April L. Sharpe, HUSBAND AND WIFE,

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 50, LAKELAND, SECTION TWO, PHASE TWO, as shown on plat of record in Plat Book 7900, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Darse D. Bowling, an unmarried man, by Warranty Deed from Gil Smith, d/b/a Precision Homes, of record in Book 9577, page 698, dated 1/20/1995, Register's Office for Davidson County, Tennessee. Darse D. Bowling is deceased. Ashley Bowling Selby Jaeger is currently vested with title to the property as the sole heir to the estate of Darse D. Bowling, pursuant to Order dated May 6, 2009, in the matter of the estate of Darse D. Bowling, Davidson County Circuit Court Probate Division, Case No.02P-382.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2009 and subsequent years, a lien not yet due and payable.

This is improved (__X__) unimproved (____) property known as 2745 Airwood Drive, Nashville, TN 37214.

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 in 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 my/our hand(s) this 8th day of May, 2009.

Ashley Bowling Selby Jaeger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Ashley Bowling Selby Jaeger , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2009.

Notary Public

My Commission Expires:9-19-2011

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER