This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 075130
PARCEL: 008.00
GROUP:

New Owners Address
~~Send Tax Bills to/Same/Address~~:
Shannon Prillaman
5033 Bonnameade Drive
Hermitage, TN 37076

Send Tax Bills To:
First Community Mtg., Inc.
1610 S. Church St.
Suite A
Murfreesboro, TN 37130

BILL GARRETT, Davidson County
Trans:T20090048704 DEEDWARR
Recvd: 07/20/09 11:17 2 pgs
Fees:13.00 Taxes:458.80
20090720-0067720

WARRANTY DEED

THIS INDENTURE, made this 10th day of July, 2009 between

Janie Sharp and husband, C.E. Sharp

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Shannon E. Prillaman, a single woman

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 456 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 456 fronts 73.0 feet on the Southerly margin of Bonnameade Drive and runs back between lines measuring 153.38 feet on the Westerly line and 165.0 feet on the Easterly side to a deadline in the rear, on which it measures 103.65 feet.

Being the same property conveyed to Janie Sharp and husband C.E. Sharp by Warranty Deed dated May 13th, 2008 from Jacqueline Sweeney and being of record in Instrument Number 20080519-0050921, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2009 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Janie Sharp

Janie Sharp

C E Sharp

C.E. Sharp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Janie Sharp and C.E. Sharp, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 10th day of July, 2009.

Karen B. Heavener

Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $124,000.00.

Janie Sharp

Affiant

Sworn to and subscribed before me, this 10th day of July, 2009.

Karen B. Heavener

Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mount Juliet, TN 37122