File No. 100231

WARRANTY DEED

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL 2010.

Notary Public

MY COMMISSION EXPIRES: 2-28-12

(AFFIX SEAL)

JANET L. ADAMS NOTARY PUBLIC SUMNER COUNTY TENNESSEE LARGE

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith A. Nixon	Bank of America, N.A.	085 04 0 019.00
(NAME)	(NAME)	
2007 Hickory Hill Lane	9000 Southside Blvd., #600	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, James Dawson Sharpe and wife, Shanna L. Sharpe, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judith A. Nixon and husband, Benny L. Nixon, 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 the 4th Civil District of Davidson County, Tennessee, being Lot No. 50 on the Plan of Stones River Estates, Section 1, of record in Plat Book 2900, Page 139, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James Dawson Sharpe and wife, Shanna L. Sharpe by deed from Douglas H. Sadler, married, dated January 15, 2008 and recorded on January 18, 2008 in Instrument No. 20080118-0005771, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2007 Hickory Hill Lane, Hermitage, TN 37076

(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 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.

BILL GARRETT, Davidson County
Trans:T20100026564 DEEDWARR
Recvd: 05/05/10 08:23 2 pgs
Fees:13.00 Taxes:656.75

20100505-0033805

File No. 100231
Witness our hands this 30th day of April, 2010.

James Dawson Sharpe

Shanna L. Sharpe

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Dawson Sharpe and wife, Shanna L. Sharpe, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2010.

Commission expires: 2-28-12

Notary Public

JANET L. ADAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE