WARRANTY DEED

R-FCP-10-2732

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,500.00

Donna L Taylor
Affiant

Subscribed and sworn to before me, this 13th DAY OF May, 2010.

Deborah L Bissell
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PERRY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna L. Taylor	BAC Home Loans Servicing, LP (NAME)	
2732 Call Hill Road	P.O. Box 961206	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Ft. Worth, TX 76161-0206	172-12-B-112.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID T. SHARP AND JENNIFER G. SHARP F/K/A JENNIFER G. COOK, HUSBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONNA L. TAYLOR, A SINGLE WOMAN AND ELIZABETH A. PONCE, A SINGLE WOMAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 495, BRADFORD HILLS, SECTION SEVEN, RESUBDIVISION OF LOTS 495 AND 496, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6050, PAGE 491, 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 DAVID T. SHARP AND JENNIFER G. COOK BY WARRANTY DEED FROM JOY LYNN ARNOLD BRANSTETTER, NOW KNOWN AS JOY LYNN ARNOLD, UNMARRIED, RECORDED ON THE 2ND DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031002-0145819, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

DAVID T. SHARP AND JENNIFER G. COOK NOW MARRIED. JENNIFER G. COOK IS NOW KNOWN AS JENNIFER G. SHARP.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN THE PLAT OF RECORD IN PLAT BOOK 6050, PAGE 491, BOOK 7900, PAGE 337 & 338, BOUNDARY PLAT OF RECORD IN BOOK 7900, PAGE 6; RESTRICTIVE COVENANTS OF RECORDD IN BOOK 8069, PAGE 170, BOOK 8522, PAGE 853; BY-LAWS OF RECORD IN BOOK 8071, PAGE 531; CHARTER OF RECORD IN BOOK 8071, PAGE 520 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2732 Call Hill Road, Nashville, Tennessee 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.

BILL GARRETT, Davidson County
Trans:T20100029280 DEEDWARR
Recvd: 05/14/10 16:05 2 pgs
Fees:13.00 Taxes:793.65
20100514-0037489

Witness ~~my/our hand(s)~~ this 13th day of May, 2010.

David T. Sharp

Jennifer G. Sharp

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David T. Sharp and Jennifer G. Sharp, the within named bargainor, 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 the 6th day of May, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

