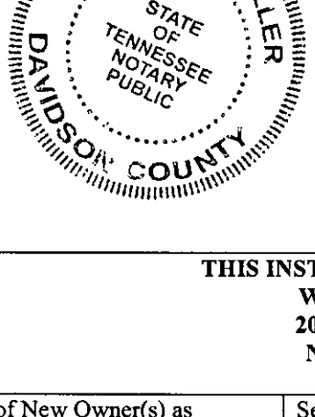
BILL GARRETT, Davidson County
Trans:T20100055015 DEEDWARR
Recvd: 09/02/10 10:38 2 pgs
Fees:13.00 Taxes:662.30
20100902-0069812

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $179,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2010.

Notary Public

My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Colin Andrew Bretz Vance Andrew Bretz Debra Forcina	F&M Bank	Map: 092-13
3806 Nevada Ave	10 Cadillac Way, Ste. 100	Parcel: 218
Nashville, TN 37209	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ARLIE FRANKLIN SHARPE, DEBORAH DIANNE CANNON, DENNIS SHARPE, SANDRA HOGAN, AND LISA HAND, DEVISEES UNDER THE WILL OF PEGGY ANN NICHOLSON A/K/A PEGGY A. SHARPE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLIN ANDREW BRETZ, UNMARRIED, AND VANCE ANDREW BRETZ AND WIFE, DEBRA FORCINA**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the westerly 50 feet of the East 200 feet of Block 27, on the Plan of Charlotte Park Co.'s 2nd Addition, Extended, as of record in Book 421, page 10, Register's Office for Davidson County, Tennessee.

Said part of said Block No. 27 fronts 50 feet on the northerly side of Nevada, formerly 3rd Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Peggy A. Sharpe, a single woman by deed from Cunningham Construction Co., Inc., a Tennessee Corporation of record in Book 4710, page 414, Register's Office for Davidson County, Tennessee, dated May 18, 1973. The said Peggy A. Sharpe having since died on January 30, 2010, devising said land to Arlie Franklin Sharpe, Deborah Dianne Cannon, Dennis Sharpe, Sandra Hogan and Lisa Hand by Will being probated in Docket No. 10P325 in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3806 Nevada Ave, Nashville, TN 37209.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th/31st day of August, 2010.

DEVISEES UNDER THE WILL OF PEGGY ANN NICHOLSON A/K/A PEGGY A. SHARPE

Arlie Franklin Sharpe

Deborah Dianne Cannon ATTORNEY-IN-FACT

Lisa Hand

Dennis Sharpe by R. Keith Gordon as Attorney-in-Fact

Sandra Hogan

Bill Cannon, spouse of Deborah Dianne Cannon, and **Tammy Sharpe**, spouse of Dennis Sharpe, join in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee. ATTORNEY-IN-FACT

Bill Cannon

Tammy Sharpe by R. Keith Gordon as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Arlie Franklin Sharpe, Deborah Dianne Cannon, Bill Cannon, Sandra Hogan, and Lisa Hand, Devisees Under the Will of and Peggy Ann Nicholson a/k/a Peggy A. Sharpe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of August, 2010.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

My Commission Expires: ~~November 22, 2010~~ JULY 8, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2010, before me personally appeared R. Keith Gordon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dennis Sharpe and Tammy Sharpe as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Dennis Sharpe and Tammy Sharpe.

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

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: November 22, 2010