BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100059288 DEEDWARR
Recvd: 09/21/10 09:42 2 pgs
Fees:13.00 Taxes:277.50
20100921-0074962

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. , 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2010.

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Ann Shaw Sharp	New Owner	
(NAME) 2966 McGavock Pike	(NAME)	73-12-106
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 L. SHAW, JR., DWIGHT TRACY SHAW, JENNIFER ANN SHAW SHARP AND AMY MILLER SHAW HEPLER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER ANN SHAW SHARP AND HUSBAND, BART SHARP,** 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 3rd, formerly 2nd, Civil District of Davidson County, Tennessee, being Lot No. 9 on the Plan of Sunset View, not of record, described according to a survey by J. W. Carrican, Surveyor, October 26, 1945, as follows:

Beginning on the easterly margin of McGavock Pike at the common corner of Lots 8 and 9, thence easterly along the division line of said lots, 394 feet to a point at the top of a bluff and continuing in the same direction to the low water mark of Cumberland River; thence northerly along the low water mark, 100 feet, more or less, to a point; thence westerly to the top of the bluff and continuing in the same direction 422 feet to a point in the easterly margin of McGavock Pike; thence southerly along the same, 100 feet to the point of beginning.

Being the same property conveyed to James L. Shaw and wife Nancy M. Shaw by deed from Wendell C. McClinton and wife Beverly A. McClinton, of record in Book 6742, page 196, Register's Office for Davidson County, Tennessee, dated December 19, 1985. The said Nancy M. Shaw having predeceased the said James L. Shaw and the said James L. Shaw having since died and by his Will of record in Docket No. 09P-1758, Probate Court Clerk's Office for Davidson County, Tennessee, the subject property was conveyed to James L. Shaw, Jr. and Dwight Tray Shaw and Amy Miller Shaw Hepler and Jennifer Ann Shaw Sharp.

This conveyance is subject to (a) 2010 real property taxes, which have been prorated and assumed by the Grantees; (b) Title to that portion of the premises, if any, embraced within the bounds of any streets, roads or highways; and (c) Title to that portion of said land lying in the bed or banks of the Cumberland River, the rights of upper and lower riparian owners to the free and unobstructed flow of the water of said river, without diminution or pollution, and the consequence of any past or future change in the location of said river.

This is not the principal place of residence of the Grantors named herein.

unimproved ☐

This is improved ☒ property, known as 2966 McGavock Pike, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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.

Witness our hands this 17th day of September, 2010.

Amy Miller Shaw Hepler

Amy Miller Shaw Hepler

By: Dwight Tracy Shaw AIF

Dwight Tracy Shaw, Attorney in Fact, Limited Power of Attorney of record as Instrument No. 20100217-0012015, RODC, TN

Jennifer Ann Shaw Sharp

Jennifer Ann Shaw Sharp

James L. Shaw Jr.

James L. Shaw, Jr.

By: Dwight Tracy Shaw AIF

Dwight Tracy Shaw, Attorney in Fact, Limited Power of Attorney of record as Instrument No. 20100217-0012017, RODC, TN

Dwight Tracy Shaw

Dwight Tracy Shaw

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Ann Shaw Sharp and Dwight Tracy Shaw, the 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 at Nashville, Tennessee this 17th day of September, 2010.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Kevin D. Montgomery Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dwight Tracy Shaw, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James L. Shaw, Jr. and Amy Miller Shaw Hepler, and who acknowledged that he executed the same as the free act and deed of James L. Shaw, Jr. and Amy Miller Shaw Hepler.

Witness my hand and official seal at Nashville, Tennessee this 17th day of September, 2010.

Kevin D. Montgomery Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011