BILL GARRETT, Davidson County
Trans:T20120027015 DEEDWARR
Recvd: 04/13/12 10:37 2 pgs
Fees:13.00 Taxes:751.10
20120413-0031657

Prepared by and return to:
RELIANCE TITLE AGENCY, INC.
28 Courthouse Square, Suite 100
Jasper, TN 37347; from information supplied by the parties.

SEND TAX BILLS TO: OWNER	MAP/PARCEL NUMBER
Leslie Ann Sharp and husband, Jason Sharp	Map/Parcel 126-15-OA-260.00-CO
7213 Explorer Trail	
Nashville, TN 37221	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **GEORGE M. PARSONS, III and wife, MARLENE Q. PARSONS,** (hereinafter referred to as "Grantors"), do hereby bargain, sell, transfer and convey unto

LESLIE ANN SHARP and husband, JASON SHARP,

(the "Grantees"), their heirs and assigns, the following described real estate, situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Boone Trace at Biltmore, Section Six, of record in Instrument No. 20010607-006003, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

PRIOR AND LAST DEED REFERENCE: Instrument No. 20080617-0062303, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the same unto the Grantees, their heirs and assigns, forever in fee simple.

GRANTORS COVENANT that they are lawfully seized and possessed of said real estate; that they have a good, perfect and lawful right to sell and convey the same; that the title so conveyed is free, clear and unencumbered, except for the lien of 2012 real property taxes, which are to be prorated between the parties as of the date of this instrument, and paid by the Grantees when due; and that they will warrant and forever defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our signatures on this 9th day of April, 2012.

GEORGE M. PARSONS, III

MARLENE Q. PARSONS

STATE OF TENNESSEE
COUNTY OF MARION

On this the 9th day of April, 2012, before me personally appeared George M. Parsons, III and wife, Marlene Q. Parsons, to me known to be or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Notary Public
My commission expires: 3/11/2015

WILLIAM L. GOUGER, JR. NOTARY PUBLIC AT LARGE MARION CO., TN

CONSIDERATION AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $203,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 9th day of April, 2012.

NOTARY PUBLIC or REGISTER

My Commission expires: 3/11/2015

WILLIAM L. GOUGER, JR. NOTARY PUBLIC AT LARGE MARION CO., TN