PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20120052058 DEEDWARR
Recvd: 07/16/12 09:47 2 pgs
Fees:13.00 Taxes:1480.00
20120716-0062138

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51408
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joseph Brent Sharp **Ashleigh S. Sharp** **4225 Savannah Place** **Nashville, Tennessee 37204**	FIDELITY BANK d/b/a FIDELITY BANK MORTGAGE 3 CORPORATE SQUARE, 7TH FLOOR ATLANTA, GA 30329

TAX MAP-PARCEL NUMBERS: 132050A00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Norman A. Daniel and wife, Barbara A. Daniel**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Joseph Brent Sharp and Ashleigh S. Sharp, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Land in Davidson County, Tennessee, being 4225 Savannah Place, also designated as Unit 2, as shown on Plat of record in Plat Book 9700, page 235, Register's Office for Davidson County, Tennessee (which modifies the Plan of Jewell Estates, as of record in Plat Book 9700, page 14, Register' Office for Davidson County, Tennessee), and being further described in Savannah Place Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Book 10183, page 71, said Register's Office; together with a nonexclusive private easement for ingress and egress over and upon a private driveway constructed over and upon the strip of land running from the Savannah Place road frontage of Lot 5, Jewell Estates, back to 4225 Savannah Place, being that roadway easement reserved to the Owners of Lot 5 Jewell Estates, as described in Deed to Mark C. Black and wife, of record in Book 10052, page 4, said Register's Office and together with as an appurtenance hereto and subject thereto that certain common element limited to 4225 and 4227 Savannah Place shown on said plan of record in Plat Book 9700, page 235, said Register's Office; and together with that certain private utility easement describe in the said deed to Mark C. Black and wife, of record in Book 10052, page 4, said Register's Office.

Being the same property conveyed to Norman A. Daniel and wife, Barbara A. Daniel, by Warranty Deed from Dudley Warner Properties, LLC, a Tennessee limited liability company, dated September 11, 1996 and recorded on September 12, 1996, of record in Book 1089, page 498, Register' Office for Davidson County, Tennessee

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 9700, Page 14, amended in Plat Book 9700, page 235, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 10183, page 71, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Restrictions and use limitations of record in Book 1786, page 501, Book 1969, page 609 and Book 2154, page 458, said Register's Office.

This is improved property, known as: 4225 Savannah Place, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of July, 2012.

Norman A. Daniel **Barbara A. Daniel**

State of TENNESSEE
County of DAVIDSON

On this 13th day of July, 2012 , before me the undersigned authority, personally appeared Norman A. Daniel and Barbara A. Daniel , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Sworn and subscribed before me this the 13th day of July, 2012

My Commission Exp[illegible]

JOEY SANDERS
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 17, 2014

Notary Public