BILL GARRETT, Davidson County
Trans:T20120086262 DEEDWARR
Recvd: 11/13/12 09:53 2 pgs
Fees:13.00 Taxes:777.00

20121113-0104063

RECORD AND RETURN TO:VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-121000740

WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 9th day of NOVEMBER, 2012

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 7, 2013

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANIKA N. BAVAS 409 SCOTT AVENUE NASHVILLE, TN 37206	NAVY FEDERAL CREDIT UNION P.O. BOX 3340 MERRIFIELD, VA 22119-3346	083-02-0-258.00

FOR AND IN 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 E. SHARPE, JR. AND WIFE, BRENDA G. CONNOR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANIKA N. BAVAS AND DAVID J. BAVAS, WIFE AND HUSBAND

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 Davidson County, Tennessee, being parts of Lots Number 1 and 2 on the unrecorded plat of a resubdivision of Lots Number 16 and 17 on the original plan of Brownville, being of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description, described as follows:

BEGINNING on the westerly margin of Scott Avenue at a point 415 feet north of the northerly margin of Greenwood Avenue; thence west 115 feet to a point; thence north 55 feet to a point; thence east 155 feet to the westerly margin of Scott Avenue; thence with the same south 55 feet to the point of beginning.

BEING the same property conveyed to James E. Sharpe, Jr. by Warranty Deed from Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership, dated 5/22/02 and recorded 5/30/02 in Instrument Number 20020530-0065474, Register's Office for Davidson County, Tennessee.

The undersigned Brenda G. CONNOR spouse of James E. Sharpe, Jr. joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **409 SCOTT AVENUE, NASHVILLE, TN 37206**
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 9th day of NOVEMBER, 2012.

James E Sharpe Jr

JAMES E. SHARPE, JR.

Brenda G. Connor by James E. Sharpe Jr Attorney in fact

BRENDA G. CONNOR

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 JAMES E. SHARPE, JR. the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of NOVEMBER, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 9thh day of November, 2012, before me personally appeared James E. Sharpe, Jr. to me known to be the person who executed the foregoing instrument in behalf of Brenda G. Connor, as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Brenda G. Connor..

Witness my hand and official seal at Nashville, Tennessee, this the 9thjday of November, 2012.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014