BILL GARRETT, Davidson County
Trans:T20120087233 DEEDWARR
Recvd: 11/15/12 10:15 2 pgs
Fees:13.00 Taxes:715.95

20121115-0105268

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November, 2012.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Sharp 3113 Knobview Drive Nashville, TN 37214	New Owner	Map & Parcel: 084-12-054.00

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,

Mary Frances Beach aka Mary Frances Allocco Beach, married, Theresa Marie McClendon aka Theresa Marie Allocco, married, Louis Lawrence Allocco, married, James Anthony Allocco, married, Michael John Allocco, married, Jennie Ann Mnich aka Jennie Ann Allocco, married, and Angela Maria Yanacek aka Angela Marie Allocco, married, as Devisees of the Last Will and Testament of Liberatore Anthony Allocco

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Andrew R. Sharp, unmarried

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 Lot No. 117 on the Plan of Knob Section, Lincoya Hills, as of record in Book 2331, Page 6, Registers' Office for said County, described as follows:

Beginning at a point on the northwesterly margin of Knobview Drive at the common corner of Lots Nos. 116 and 117; thence northwesterly 160 feet to a corner of Lot No. 118; thence with the line between Lots Nos. 117 and 118, southwesterly 132 feet to the northeasterly margin of Hunter's Hill Road; thence with the margin of said road southeasterly 140 feet to the beginning of a curve; thence with said curve easterly 31.42 feet to a point in the northwesterly margin of Knobview Drive; thence with the margin of said Drive northeasterly 112 feet to the beginning.

Being the same property conveyed to Liberatore A. Allocco and wife, Marie T. Allocco by Deed from William A. Blocker and wife, Jane D. Blocker dated May 19, 1969 of record in Book 4334, Page 547, Register's Office for Davidson County, Tennessee. Marie T. Allocco died February 14, 2004 leaving said property to Liberatore A. Allocco as surviving tenant by the entirety. Liberatore A. Allocco died January 19, 2012 leaving said property to Mary Frances Allocco Beach, Theresa Marie Allocco, Louis Lawrence Allocco, James Anthony Allocco, Michael John Allocco, Jennie Ann Allocco and Angela Marie Allocco, devisees of the Last Will and Testament of Liberatore Anthony Allocco.

This property is not nor has ever been the principal residence of the spouses of the Grantors herein.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 2331, Page 6, Register's Office for Davidson County, Tennessee.
2) 2013 taxes and subsequent years.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **3113 Knobview Drive, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand(s) this 6th day of November, 2012.

Mary Frances Beach

Theresa Marie McClendon

Louis Lawrence Allocco

James Anthony Allocco

Michael John Allocco

Jennie Ann Mnich

Angela Maria Yanacek

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mary Frances Beach, Theresa Marie McClendon, Louis Lawrence Allocco, James Anthony Allocco, Michael John Allocco, Jennie Ann Mnich and Angela Maria Yanacek, with whom I am personally acquainted, (or who 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, at office, this 6th day of November, 2012.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076