WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120091172 DEEDWARR
Recvd: 11/30/12 09:59 2 pgs
Fees:13.00 Taxes:436.60
20121130-0109875

BOX 10-A

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglass C. Jeffords	Douglass C. Jeffords	Map 131-5-B
(NAME) 435 Summit Ridge Place	(NAME) 435 Summit Ridge Place	Parcel 435 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(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, **LEWIS A. SHARP AND CATHERINE SHARP DONALDSON AND FRED L. SHARP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUGLASS C. JEFFORDS AND JANE K. JEFFORDS, HUSBAND AND WIFE,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 435 of the Plan of Four Seasons Condominiums, of record in Book 5050 page 30 and as shown in Exhibit "D" to the Master Deed of record in Book 6841, page 349, Register's Office for said County which reference is hereby made and are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Katherine H. Sharp by deed from Lewis A Sharp, Jr. of record in Book 9466, page 634, Register's Office for Davidson County, Tennessee. Katherine H. Sharp quitclaimed her life estate back to Lewis A. Sharp and Catherine Sharp Donaldson and Fred L. Sharp by Quitclaim Deed dated November 3, 2011, and filed in Davidson County on December 6, 2011, being Instrument Number 20111206-0095104, Register's Office for Davidson County. Tennessee.

Lewis A. Sharp, Executor, Catherine Sharp Donaldson, Executrix and Fred L. Sharp, Executor of the Last Will & Testament of Peggy Lou Linkous Sharp conveyed any interest the estate had in said property to Lewis A. Sharp and Catherine Sharp Donaldson and Fred L. Sharp by Quitclaim Deed of record in Instrument No. 20120824-0076414, said Register's Office.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 5050, page 30, said Register's Office; and (c) Master Deed and Bylaws of record in Book 6841, page 349 and Book 6847, page 122, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 435 Summit Ridge Place, Nashville, Tennessee 37215
(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 hands this 29th day of November, 2012.

Fred L. Sharp

Lewis A. Sharp

Catherine Sharp Donaldson

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 Lewis A. Sharp and Catherine Sharp Donaldson and Fred L. Sharp, the bargainors, 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 29th day of November, 2012.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015