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

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20130090271 DEEDWARR
Recvd: 10/21/13 10:26 3 pgs
Fees:18.00 Taxes:1609.50

20131021-0109512

This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

Above This Line Reserved For Official Use Only

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Joseph Brent Sharp and Ashleigh S. Sharp, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Gary L. Streaty, unmarried** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1 also known as Unit 4225, as shown on the Condominium Plat of Lot 5, Jewel Estates of record in Plat Book 9700, Page 235, and being further established by the Master Deed of record in Book 10183, Page 71, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners. 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 Savannah Place road frontage of Lot 5, Jewel 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.

Being the same property conveyed to Joseph Brent Sharp and Ashleigh S. Sharp, husband and wife by Deed from Norman A. Daniel and wife, Barbara A. Daniel, dated 07/13/2012 and filed for record on 07/16/2012 in Instrument 201207160062138, and by Scriveners Affidavit of record in Instrument No. 20120801-0067701, Register's Office for Davidson County, Tennessee.

Map & Parcel: 132050A00100CO

This property is known as: **4225 Savannah Pl., Nashville, TN 37204**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

SUBJECT to Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 10th day of October, 2013.

Joseph Brent Sharp - Grantor

Ashleigh S. Sharp - Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Brent Sharp and Ashleigh S. Sharp, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10th day of October, 2013.

GERALD A. SMITH JR. STATE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1-15-14

Grantee(s) Name, Address:	Send Tax Statement To:
Gary L. Streaty	SAME
4225 Savannah Place	
Nashville, TN 37204	

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$435,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 16th day of October, 2013.

Affiant

Donna Tisdale
Type or Print Name

(Seal)

Notary Public

My commission expires:

1-15-14

Gerald A. Smith Jr.
Type or Print Name