BILL GARRETT, Davidson County
Trans:T20140022300 DEEDWARR
Recvd: 04/02/14 15:00 2 pgs
Fees:13.00 Taxes:795.50

20140402-0027532

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

AT-20140035

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Carmen Coats
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st day of ~~March~~ APRIL 2014.

(Affix Seal)

Notary Public

My Commission Expires: 8-23-16

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Daniel Sharpe Ashley Egan	Guaranty Trust Company	082.13--0G-309.00 CO
303 Criddle Street, #309	316 Robert Rose Drive	
Nashville, TN 37219	Murfreesboro, TN 37129	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Leanna Ribeiro aka Leanna Choi and husband, Licerio Ribeiro**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Daniel Sharpe, an unmarried person and Ashley Egan, an unmarried person**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 309, as specified on the Plat shown on the First Amendment to the Master Deed, on the Plan of Harrison Square Condominium, Phase II, a Horizontal Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed and By-Laws for Harrison Square Condominiums, of record in Instrument No. 20060823-0103941 and amended in Instrument No. 20071025-0126183 and in Instrument No. 20080104-0001138 and in Instrument No. 20090127-0006865, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth In said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums, Phase II, for placement of Units, as shown on Exhibit "A" to the First Amendment to the Master Deed of record in Instrument No. 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Leanna Choi, a single person by deed from Craighead Patten Properties, II, a Tennessee general partnership of record in Instrument No. 20080917-0094893 Register's Office for Davidson County, Tennessee, dated September 16, 2008 and recorded on September 17, 2008. (Value of consideration shown In aforementioned deed $190,650.00.)

( ) unimproved
This is (X) improved property know as 303 Criddle Street, #309, Nashville, TN 37219.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 31 day of March, 2014

Leanna Ribeiro aka Leanna Choi

Licerio Ribeiro

STATE OF Texas
COUNTY OF Bell

Personally appeared before me, LJ Bridges, a Notary Public in and for said County and State, the within named Leanna Ribeiro aka Leanna Choi and Licerio Ribeiro, the bargainor(s), 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 Fort Hood, Texas, USA, this 31st day of March, 2014.

LJ Bridges
Notary Public
My Commission Expires: 9-3-2017

L. J. BRIDGES
Notary Public, State of Texas
My Commission Expires
September 03, 2017