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BILL GARRETT, Davidson County
Trans:T20140028850 DEEDWARR
Recvd: 04/28/14 14:29 2 pgs
Fees:13.00 Taxes:1369.00
20140428-0035611

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 370,000.00

Affiant

Subscribed and sworn to before me, this 11th day of April, 2014.

Notary Public

My commission expires: 5/8/17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
256 SEABOARD LANE SUITE E105
FRANKLIN, TN 37067

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RANDALL J. SPIVEY **ROBBIE E. SPIVEY**	**Movement Mortgage, LLC.**	**13209001300**
4408 MILESDALE CT	**841 Seahawk Circle**	
NASHVILLE, TN 37204	**Virginia Beach, VA 23452**	

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 ACKNOWLEDGE, WE,

ALLAN R. SHARP, JR. AND YVONNE R. SHARP, HUSBAND AND WIFE

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

RANDALL J. SPIVEY and ROBBIE E. SPIVEY, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Lealand Heights, of record in Book 2330, Page 71, Register's Office for said County, and described as follows:

Beginning at a point in the southeasterly margin of Milesdale Court at the common corner of Lots 2 and 3; thence with the line between said lots, southeasterly 238.4 feet to a point; thence southerly 156.2 feet to a point; thence westerly 71.8 feet to the corner of lot 4; thence with the line between lots 3 and 4, northwesterly 308.25 feet to the margin of Milesdale Court; thence with the margin of the same, northeasterly around a slight curve, 70 feet to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO ALLAN R. SHARP AND ALLAN R. SHARP, JR., AS JOINT TENANTS, WITH RIGHTS OF SURVIVORSHIP, BY QUITCLAIM DEED FROM PERCY WILKINS, JR., TRUSTEE, DATED 02/19/1991 AND RECORDED ON 02/20/1991 IN BOOK 8295, PAGE 441, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $0.00. The said Allan R. Sharp, Sr. has since died on May 3, 1996 survived By Allan R. Sharp, Jr. as surviving joint tenants with the right of survivorship.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 4408 MILESDALE CT, NASHVILLE, TN 37204.

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 in 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 my/our hand(s) this 11th day of April, 2014.

ALLAN R. SHARP, JR.

YVONNE R. SHARP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ALLAN R. SHARP, JR. and YVONNE R. SHARP, the within named Grantor(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, at office, this 11th day of April, 2014.

Notary Public

My Commission Expires: 11/26/14

Chris A. Fuentes
State of Tennessee Notary Public
Williamson County