BILL GARRETT, Davidson County
Trans:T20140032491 DEEDWARR
Recvd: 05/12/14 09:01 2 pgs
Fees:13.00 Taxes:1286.28
20140512-0040114

Box 14

**Prepared By & Return To:**
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-0341

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,644.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of May, 2014

Notary Public
Commission Expires: 11/6/14

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Rebekah J. Weatherford<br>1807 Eastside Ave<br>Nashville, TN 37206 | New owner | 094-02-0-114.00 |

# WARRANTY DEED

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, I/WE,

**Scarlett Dee Sharpe, unmarried**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Rebekah J. Weatherford** , a single person

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:

Being Lot No. 119 on the Plan of United Electric Railway Company's Addition, of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 119 fronts 50.0 feet on the northerly side of Eastside, formerly Ashworth Avenue, and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Scarlett Dee Sharpe, unmarried, by Warranty Deed from Jeremy Kelton, dated 2/17/12 and recorded 2/24/12 in Instrument No. 20120224-0016022; and being the same property previously conveyed to Jeremy Kelton, unmarried, by Warranty Deed from Max Kenneth Koffman, unmarried, dated 5/13/11 and recorded 5/23/11 in Instrument No. 20110523-0039343, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1807 Eastside Ave, Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of May, 2014.

Scarlett Dee Sharpe

Scarlett Dee Sharpe

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
**Scarlett Dee Sharpe**
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 and official seal at Brentwood, Tennessee this 9th day of May, 2014.

Notary Public
My Commission Expires: _____

(Notary Seal)