BILL GARRETT, Davidson County
Trans:T20140039111 DEEDWARR
Recvd: 06/04/14 09:35 2 pgs
Fees:13.00 Taxes:481.00
20140604-0048222

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.0

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2014.

Notary Public
MY COMMISSION EXPIRES: 7-14-16

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
GARY SHARP	New Owner	034-07-0/024.00
(NAME) 307 SHEPHERD HILLS DRIVE	(NAME)	
(ADDRESS) MADISON, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, CHRISTOPHER D. ISELE AND WIFE, TERRU ISELE, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY SHARP, A MARRIED MAN AND GARY BRYAN SHARP, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS LOT NO. 53 ON THE UNRECORDED PLAN OF SHEPHERD HILLS SECTION II, DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF SHEPHERD HILLS DRIVE, AT THE COMMON CORNER OF LOTS NOS. 52 AND 53; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTWARDLY 300 FEET TO A POINT; THENCE SOUTH 76 DEGREES 24 MINUTES EAST 134.7 FEET TO A POINT THE COMMON OF LOTS NOS. 53 AND 54; THENCE WITH THE LINE BETWEEN SAID LOTS WESTWARDLY 350 FEET TO A POINT IN THE EASTERLY MARGIN OF SHEPHERD HILLS DRIVE; THENCE WITH THE MARGIN OF THE SAME, NORTHWARDLY 125 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER D. ISELE, A MARRIED MAN, BY WARRANTY DEED FROM WALTER B. BATEMAN AND WIFE, MILDRED S. BATEMAN, RECORDED ON JULY 9, 2002 IN INSTRUMENT NO. 20020709-0082509, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TERRY ISELE, WIFE OF CHRISTOPHER D. ISELE, JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN SAID PROPERTY.

This is improved property, known as 307 SHEPHERD HILLS DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 30th day of May, 2014.

CHRISTOPHER D. ISELE

TERRY ISELE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, CHRISTOPHER D. ISELE AND TERRY ISELE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 30th day of May, 2014.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY