BILL GARRETT, Davidson County
Trans:T20140067669 DEEDWARR
Recvd: 09/11/14 09:17 2 pgs
Fees:13.00 Taxes:416.25
20140911-0083188

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-0896

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of September, 2014

Notary Public
Commission Expires: _____

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ron Sharpe 2420 Cruzen St. Nashville, TN 37211	New Owner	118-08-0-131.00

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,

Thomas Coleman McEwen, Sr., narried

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

Ron Sharpe and wife, Anita Sharpe

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. 265 on the plan of Grandview Heights, of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

SAID Lot No. 265 fronts 50 feet on the east side of Cruzen Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Thomas Coleman McEwen, Sr., by Warranty Deed from Donna Howard, heir at law of Isaac L. Howard, deceased, dated 1/30/14 and recorded 2/24/14 in Instrument No. 20140224-0015648; and being the same property previously conveyed to Donna M. Howard, a single person, by Administrator's Quitclaim Deed from Donna M. Howard, Administrator for the Estate of Isaac L. Howard, dated 1/28/14 and recorded 1/31/14 in Instrument Number 20140131-0008974; and the same property previously conveyed to Isaac L. Howard by Warranty Deed from Harlan L. Meyer and wife, Edna Meyer dated 4/30/04 and recorded 5/11/04 in Instrument Number 20040511-0054115, Register's Office for Davidson County, Tennessee.

The said Isaac L. Howard died intestate on 9/15/13, and his estate is being administered in Wilson County Probate Court, Docket No. 2013PR-325, with Donna M. Howard being granted Letter of Administration filed 10/28/13, a copy of which is attached as an Exhibit to the Administrator's Quitclaim Deed in Instrument Number 20140131-0008974. See also Affidavit of Heirship of record in Instrument Number 20140122-0006170, in the Register's Office for Davidson County, Tennessee, in which Donna Howard is reported to be the wife and only heir at law of Isaac L. Howard.

Subject property is not the principal residence of grantor, his spouse, or any dependents.

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: 2420 Cruzen St., Nashville, TN 37211.

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 5th day of September, 2014.

Thomas Coleman McEwen, Sr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas Coleman McEwen, Sr.** 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 5th day of September, 2014.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Notary Public
My Commission Expires: _____

(Notary Seal)