14-0631

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150001484 DEEDWARR
Recvd: 01/07/15 12:44 2 pgs
Fees:13.00 Taxes:407.00

20150107-0001763

Y-KW-14-5600-109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-7-16 (AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary E. Harper	**Community Trust Bank**	
(NAME)	(NAME)	
5600 Country Drive, Apt. 109	**1800 Hudson Lane, Ste. 2A**	**162-09-0B-024.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Monroe, LA 71201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **REBECCA K. SHARPE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARY E. HARPER, A SINGLE 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:

Land in Davidson County, Tennessee, being Unit No. 109, Building 13 of Hickory Valley Condominiums, Phase III, a Condominium or horizontal property regime, established by Master Deed of record in Book 4918, page 116, Register's Office for Davidson County, Tennessee, as amended in Book 4958, page 346, Register's Office for Davidson County, Tennessee; and as shown on the 4th Revised Plan of Phase III, Hickory Valley Condominiums, as of record in Book 5200, Page 131, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rebecca K. Sharpe unmarried by Warranty deed from Mary E. Clay of record in Instrument No. 20080128-0008810, Register's Office for Davidson County, Tennessee, dated January 25, 2008 and recorded on January 28, 2008.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 5200, Page 131;
- Master Deed of record in Book 4918, Page 116, as amended in Book 4958, Page 346;
- By-Laws of record in Book 4918, Page 125, as amended in Book 8797, Page 918;
- HOA Charter of record in Book 8021, Page 852;
- Easement and right-of-way of record in Book 3372, Page 430;
- Easements of record in Book 4842, Page 979, Book 5606, Page 663 and Book 7497, Page 740, in the Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5600 Country Drive, Apt. 109 , Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 5th DAY OF JANUARY, 2015.

Rebecca K. Sharpe

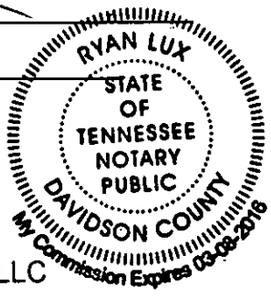
Rebecca K. Sharpe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA K. SHARPE, the within named bargainor, 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, this the 5th of January, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212