This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $227,100.00

Affiant

Subscribed and sworn before me this the 26th day of March, 2015.

Notary Public
My commission expires: 4-7-17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Thomas Krueger 1933 Upland Drive Nashville, TN 37216	New Owner	072-12-0-266.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NATHAN C. SHARKEY AND KONTIP C. SHARKEY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THOMAS KRUEGER AND ELIZABETH D. KRUEGER, HUSBAND AND WIFE, AND THADDEUS C.M. KRUEGER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Section Two, Burchwood Gardens of record in Plat Book 2900, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathan C. Sharkey and Kontip C. Sharkey, husband and wife by Quitclaim deed from Nathan C. Sharkey, a married man of record in Instrument No. 20140701-0057903 Register's Office for Davidson County, Tennessee, dated June 25, 2014 and recorded on July 01, 2014

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1933 Upland Drive, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 26th day of March, 2015.

Nathan C. Sharkey

Kontip C. Sharkey

BILL GARRETT, Davidson County
Trans:T20150023729 DEEDWARR
Recvd: 04/01/15 09:03 2 pgs
Fees:13.00 Taxes:840.27
20150401-0027995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nathan C. Sharkey and Kontip C. Sharkey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of March, 2015.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY