# WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2015

Notary Public:

MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Joseph Brent Sharp | JOSEPH BRENT SHARP | Parcel ID: |
| 183 Thistle Lane | 6884 ARNO ALLISON RD. | 086140A18300CO |
| Hermitage, TN 37076 | COLLEGE GROVE TN 37046 | |

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, we

**Lady Paraluman Obedos f/k/a Paraluman A. Obedos and husband, Mike Organ**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Joseph Brent Sharp and wife, Ashleigh Sadler Sharp**

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. 183, on the Plan of Hermitage Meadows, Section Two, as shown by plat of record in Plat Book 5200, Page 682, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Paraluman A. Obedos, a single female, by deed from Elizabeth A. Hester Bartlett and husband, George F. Bartlett of record in Instrument 20060202-0013184, Register's Office for said County, dated January 31, 2006. The said Paraluman A. Obedos is now known as Lady Paraluman Obedos.

This conveyance is subject to Restrictions and By-Laws of record in Book 6034, Page 365; Book 6034, Page 383, amended in Book 7660, Page 612, and Instrument 20010327-0029002, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 682, said Register's Office; (3) Easement to Cumberland Water Co. of record in Book 4419, page 230, said Register's Office; (4) Easement to First Suburban Water Co. of record in Book 6339, Page 780, and Book 6387, Page 949, said Register's Office.

Paraluman A. Obedos and Lady Paraluman Obedos being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 183 Thistle Lane, Hermitage, TN 37076

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 do 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 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 13th day of April, 2015.

Lady Paraluman Obedos

Mike Organ

BILL GARRETT, Davidson County
Trans:T20150028118 DEEDWARR
Recvd: 04/15/15 09:01 2 pgs
Fees:13.00 Taxes:321.90
20150415-0033110

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lady Paraluman Obedos and husband, Mike Organ, 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 Nashville, Tennessee, this 13th day of April, 2015.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.