Davidson County DEEDWARR Recvd: 08/06/15 14:16 3 pgs Fees:18.00 Taxes:1624.30 **20150806-0078504**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00 Affiant Subscribed and sworn to before me, this 31st DAY OF July 2015. Notary Public MY COMMISSION EXPIRES: 3/20/18 (AFFIX SEAL)

WARRANTY DEED

BH15-7505

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest Eugene Brown II	Guaranteed Rate, Inc.	
7505 Oak Haven Trace (ADDRESS)	3940 N. Ravenswood (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Chicago, IL 60613 (CITY) (STATE) (ZIP)	11407000600

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, we DERON V. SHARPE AND WIFE, STEPHANIE M. SHARPE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERNEST EUGENE BROWN II AND KARI R. BROWN, HUSBAND AND WIFE, 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 Lot No. 6 on the Plan of Oakhaven Subdivision, Section 2, of record in Plat Book 9700, Page 365, 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 Deron V. Sharpe and wife, Stephanie M. Sharpe by Warranty Deed from John J. Rahimi and wife, Fatimah S. Rahimi, of record in Instrument No. 20050404-0036030, Register's Office for Davidson County, Tennessee, dated April 01, 2005 and recorded on April 04, 2005.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 9700, Page 365, Book 10353, Page 676, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7505 Oak Haven Trace, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 31st day of July, 2015.

Deron V. Sharpe

Stephanie M. Sharpe

STATE OF Alabama
COUNTY OF Houston

On this the 29th day of July, 2015, before me personally appeared Deron V. Sharpe and wife, Stephanie M. Sharpe to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the ~~31st~~ day of July, 2015.

Paula Mathis Wag
Notary Public

My Commission Expires: ~~My~~ commission expires 3-15-2016

(SEAL)

RETURN TO:
Homeland Title, LLC
1890 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Robyn DuBray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:3/20/18

