WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072136 DEEDWARR
Recvd: 08/25/15 15:20 2 pgs
Fees:13.00 Taxes:791.80
20150825-0086065

File No.: 15-0239

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $214,000.00.

Affiant

Subscribed and sworn to me on August 20, 2015.

NOTARY PUBLIC
My Commission Expires: 6-30-15

WILL KERBY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 30, 2019
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Ashworth Law Firm, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Matthew G. Sulecki Terri Ann Sulecki 1508 Hamden Drive Nashville, TN 37211	New Owner	161-06-0A-118.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHARLES K. SHARPE, UNMARRIED, AND AMY STENNETT SMITH F/K/A AMY STENNETT, MARRIED**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **MATTHEW G. SULECKI AND TERRI ANN SULECKI, HUSBAND AND WIFE** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 118 on the Plan of Oakhill Townhomes, Phase 3, Lot 3, as shown on Exhibit "A-1" to the Second Supplemental Declaration to Declaration of Protective Covenants, Conditions, Restrictions, and Easements for Oakhill Townhomes of record in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to CHARLES K. SHARPE AND WIFE, MARY SHARPE AND AMY STENNETT, AN UNMARRIED WOMAN by deed from CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP of record in Instrument No. 20090814-0076505, dated August 6, 2009, said Register's Office. The said, Mary Sharpe having since died on or about October 8, 2014 leaving Charles K. Sharpe as the surviving tenant by the entirety. The said, AMY STENNETT having since married and is now known as AMY STENNETT SMITH.

The undersigned, Steven Wesley Smith, spouse of Amy Stennett Smith f/k/a Amy Stennett, joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is improved property known as 1508 Hamden Drive, 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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and

bind themselves, their 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 our hand on August 20, 2015.

Grantor:

Charles K Sharpe, by Mark Sharpe
His Attorney-in-Fact

Charles K. Sharpe, by Mark Sharpe,
His Attorney-in-Fact

Amy Stennett Smith, by Mark Sharpe
Her Attorney-in-fact

Amy Stennett Smith, by Mark Sharpe,
Her Attorney-in-Fact

Steven Wesley Smith, by Mark Sharpe
His Attorney-in-fact

Steven Wesley Smith, by Mark Sharpe,
His Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mark Sharpe, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for Charles K. Sharpe, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Charles K. Sharpe, the within named bargainor by the said Mark Sharpe, as such Attorney-in-fact.

Witness my hand, at office, this 20th day of August, 2015.

Will Kerby
Notary Public

My Commission expires: 6-30-19

WILL KERBY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 30, 2019
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mark Sharpe, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for Amy Stennett Smith, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Amy Stennett Smith, the within named bargainor by the said Mark Sharpe, as such Attorney-in-fact.

Witness my hand, at office, this 20th day of August, 2015.

Will Kerby
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COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mark Sharpe, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for Steven Wesley Smith, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Steven Wesley Smith, the within named bargainor by the said Mark Sharpe, as such Attorney-in-fact.

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