STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $55,000.00.

Steven D. Addis
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd day of November, 2015.

Tammy Duncan
NOTARY PUBLIC

My commission expires: 4/17/19

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/04/15 09:08 3 pgs
Fees:18.00 Taxes:203.50
20151104-0112257

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Steven D. Addis	SAME AS NEW OWNER	11300010600
(NAME)	(NAME)	
146 Carter Lane		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Brenda Jeane Sharpe, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Steven D. Addis, an unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:
A tract of land located in the 23rd Councilmanic District bounded on the east by Linda Sylvis on the north and west by Linda Dowdy and on the south by Peyton Harrison and being described according to a survey by Campbell Surveying Co. (Kenneth W. Morton TN. R.L.S. #623) dated 2-18-94 more particularly as follows:

Beginning on an iron rod (old) located within a 30' access easement on the north side of a gravel access road. Said rod being the southwest comer of the Lynda Sylvis property as of record in Book 5088, page 708 R.O.D.C., TN. and the southeast comer of the herein described property. Thence remaining inside said access easement and crossing over said gravel road N 81 deg. 49'55" W 95.47' feet to an iron rod (old) the southeast corner of the Peyton Harrison property as of record in Book 7412, page 817, R.O.D.C., TN. thence with said Harrison the following two calls N 54 deg. 21 '40" E 75.21' feet to a metal post (old) N 46 deg. 09'32" W 203.00' feet to an iron rod (new) the southeast corner of the Linda Dowdy property as of record in Book 8326, page 25, R.O.D.C., TN. thence with said Dowdy the following four calls:
N 31 deg. 36'22" E 67.50' feet to an iron rod (new) N 38 deg. 47'47" E 40.44' feet to an iron rod (new) N 25 deg. 44'19" E 72.71' feet to an iron rod (new)
S 60 deg. 41'30" E 174.29' feet to an iron rod (new) said rod being in the westerly line of the Linda Sylvis property as of record in Book 5088, page 708, R.O.D.C., TN. thence with said Sylvis the following two calls:
S 22 deg. 38'30" W 61.00' feet to an iron rod (old)
S 11 deg. 00'00" W 214.83' feet to the point of beginning, containing 1.03 acres.

Being the same property conveyed to Brenda Jeane Sharpe by deed from Dawn Kelso Perkerson of record in Instrument No. 20150917-0094481, Register's Office of Wilson County, Tennessee. Being the same property also conveyed to Brenda Jeane Sharpe by

deed from Barry Kelso of record in Instrument No. 20150917-0094480, Register's Office of Davidson County, Tennessee. Said property is not the principal residence of the Grantor.

2016 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 7824 Old Charlotte Pike, Nashville, TN 37209

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), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 3rd day of November, 2015.

Brenda Jeane Sharpe

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda Jeane Sharpe, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of November, 2015.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Celia Stewart Rouse, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan O'Neill, a notary public in and for the aforesaid county and state, the within named, Celia Stewart Rouse, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-27-18

