THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15115882** BILL GARRETT, Davidson County Trans:T20150100469 DEEDWARR Recvd: 11/25/15 11:44 2 pgs Fees:13.00 Taxes:688.20 20151125-0119727	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $186,000.00 Affiant Subscribed and sworn to before me, this 23rd day of November, 2015. Notary Public My Commission Expires: TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Susan Douglas 6408 Bresslyn Rd Nashville TN 37205-3025	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115-14-0-042.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert S. Sharp, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan Douglas, unmarried**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 701 on the Plan of West Meade Farms, Section VII of record in Plat Book 2331, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Northerly margin of Bresslyn Court, at the corner of Lots Nos. 701 and 702, thence with the line between said two lots Northwardly 238.9 feet to the Southwesterly line of Lot No. 700, thence with said line Southwestwardly 275.6 feet to the Westerly margin of Besslyn Road, thence with said road, Southwardly 110.2 feet to the beginning of a curve; thence around said curve with a radius of 25 feet Southwestwardly 35.4 feet to the Northerly margin of Bresslyn Court; thence with said court, Westwardly 187.5 feet to the beginning.

Being the same property conveyed to Robert S. Sharp by Warranty deed from John D. Kitch and Jaci L. Kitch, husband and wife, of record in Instrument No. 20051208-0147474 Register's Office for Davidson County, Tennessee, dated November 2, 2005 and recorded on December 8, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 13 and Instrument to Amend Final Subdivision Plat recorded in Instrument No. 20051104-0133784, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2340, Page 513, amended in Book 2341, Page 221, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt

under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 6408 Bresslyn Rd Nashville TN 37205-3025

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of November, 2015.

Robert S. Sharp

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert S. Sharp, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 2015.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018