WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160007558 DEEDWARR
Recvd: 01/28/16 12:07 2 pgs
Fees:13.00 Taxes:1147.00
20160128-0008375

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF JANUARY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-20-18

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1653B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Clint E. Parnell and Judith C. Parnell	Acopia	033-06-0A-040.00-CO
372 Solitude Circle	306 Northcreek #100	
Goodlettsville, TN 37072-4135	Goodlettsville TN 37072	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KYLE A SHAROW, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CLINT E. PARNELL AND JUDITH C. PARNELL, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. 74 on the Plan of Section Two, Echo Hill Estates of record in Plat Book 6900, Page 791, 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 Kyle Sharow, unmarried by Warranty deed from Joe Coleman and wife, Donna Coleman of record in Instrument No. 20090804-0073042 Register's Office for Davidson County, Tennessee, dated July 30, 2009 and recorded on August 04, 2009. Brittany M. Sharow joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 791, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7699, Page 949, as amended in Book 8265, Page 436; Book 8612, Page 821 and Book 9083, Page 26, Register's Office for Davidson County, Tennessee.

Charter of Echo Hill Estates Homeowner's Association of record in Book 7495, Page 177 and Articles of Amendment of record in Book 7703, Page 641, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 372 Solitude Circle, Goodlettsville, TN 37072-4135

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

The signature of Kyle Sharow is signed by his duly appointed Attorney-in-fact Brittany M. Sharow, pursuant to the Power of Attorney recorded in Instrument #20160128-0008374, said Register's Office.

Witness my hand on the 26th day of January, 2016.

Kyle Sharow by Brittany Sharow, Attorney-In-Fact

Kyle Sharow

By: Brittany M. Sharow, Attorney-In-Fact

Brittany M. Sharow

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Brittany M. Sharow**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Kyle Sharow for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Kyle Sharow, and is authorized by Kyle Sharow to execute this instrument on his behalf.

Witness my hand and official seal, this 26th day of January, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BRITTANY M. SHAROW, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of January, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

File #: 16-1653B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027