BILL GARRETT, Davidson County
Trans:T20160013757 DEEDWARR
Recvd: 02/19/16 09:52 2 pgs
Fees:13.00 Taxes:3149.57
20160219-0015812

(1)

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Mitch Kinder
5521 Hawks Landing Drive
Arrington, TN 37014

SEND TAX BILL TO:
Owner

MORTGAGEE
Alliance Bank
217 N Kingshighway
Cape Girardeau, MO 63701

MAP 131
GROUP 02 O
PARCEL 149.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert Andrew Sharp, an unmarried man** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Mitch Kinder Development, LLC, a Missouri limited liability corporation**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 77 and the northerly half of Lot No. 77-B of Block No. 3 on the Plan of Overton Hills, as of record in Book 843, Page 66,in the Register's Office for Davidson County, Tennessee.

Said Lot No. 77 and part of Lot No 77-B fronts together 150 feet on the easterly side of Kirtland Avenue and extends back between parallel lines 20 feet to a dead line.

Being the same property conveyed to FINIS R. SHARP., JR., by deed from THIRD NATIONAL BANK IN NASHVILLE, AS EXECUTOR OF THE ESTATE OF ELISE G. CHAMBERS, of record in Book 6393, page 696, dated October 1, 1984, said Register's Office. Being further conveyed to ROBERT ANDREW SHARP, by Quitclaim Deed from FINIS R. SHARP JR., of record in Book 6675, page 47, dated October 1, 1985, said Register's Office.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 843, page 66, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 4208 Kirkland Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mitch Kinder Development, LLC, a Missouri limited liability corporation, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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.

WITNESS our hands this the 16th day of February 2016.

Robert Andrew Sharp

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Robert Andrew Sharp, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of February 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $851,234.60.

AFFIANT

Subscribed and sworn to before me on this 16th day of February 2016.

NOTARY PUBLIC
My Commission Expires: 3.23.2019

SARAH S. GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY