WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 4/24/18 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

Y-ZR-16-912-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tamara M. Sheriff and Kathleen A. Sharif	Avenue Bank	
(NAME) **912 Douglas Avenue**	(NAME) 3823 Cleghorn Ave	**072-13-0-319-00**
(ADDRESS) **Nashville, TN 37206-3351**	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **KAREN HAAS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHLEEN A. SHARIF, A MARRIED WOMAN AND TAMARA SHERIFF, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly half Lot No. 33 and the easterly 25 feet of the westerly 50 feet of Lot No. 33 on the Plan of Sharpe and Horn's Fourth Addition of record in Plat Book 161, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said parts of Lot No. 33 front 75 feet on the southerly side of West Douglas Avenue, formerly Hinton Street, and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Karen Haas by warranty deed from Deborah Thomas, unmarried and Amy Georgiades, unmarried of record in Instrument No. 20080516-0050502 Register's Office for Davidson County, Tennessee, dated 05/12/2008 and recorded on 05/16/2008.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 172, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **912 Douglas Avenue, Nashville, Tennessee 37206-3351**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160035029 DEEDWARR
Recvd: 04/28/16 10:49 2 pgs
Fees:13.00 Taxes:924.63
20160428-0041438

Witness my/our hand(s) this the 25th DAY OF APRIL, 2016.

Karen Haas

Karen Haas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of April, 2016.

Mary Frances Rudy

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212