Davidson County DEEDWARR
Recvd: 05/27/16 08:56 4 pgs
Fees:23.00 Taxes:399.60
20160527-0053458

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

28484-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
David Wolters and Laurel Sprague 2420 Cruzen Street Nashville TN 37211	New Owner	11808013100

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **RON SHARPE AND WIFE, ANITA SHARPE**, (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **DAVID WOLTERS AND WIFE, LAUREL SPRAGUE**, (hereinafter referred to as the "**Grantees**"), their heirs, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 265 on the Plan of Grandview Heights, of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

SAID Lot No. 265 fronts 50 feet on the East side of Cruzen Avenue and extends back between parallel lines 150 feet to an alley.

BEING all of the same property conveyed to Ron Sharpe and wife, Anita Sharpe by Warranty Deed dated September 5, 2014 from Thomas Coleman McEwen, Sr., married, of record in Instrument No. 20140911-0083188, Register's Office for Davidson County, Tennessee.

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, their heirs, and assigns, forever; and Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 24th day of May, 2016.

Ron Sharpe
Ron Sharpe

Anita Sharpe
Anita Sharpe
Anita Sharpe aks

STATE OF GEORGIA]
COUNTY OF CLARKE]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ron Sharpe and wife, Anita Sharpe, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 24th day of May, 2016.

Notary Public
My Commission Expires: 8-12-2019

JOHN DANIEL GIBBS NOTARY PUBLIC CLARKE COUNTY, GEORGIA EXP. AUG. 12, 2019

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $108,000.00.

Affiant

Subscribed and sworn to before me this
24th day of May, 2016.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

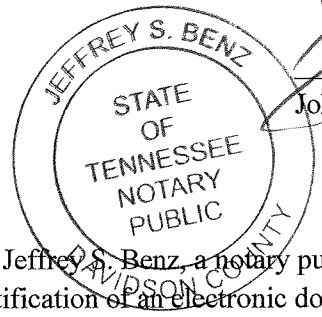
EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2016 and subsequent years, not yet due and payable. Map and Parcel 11808013100.

3. All Matters as shown on the Plan of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019