Davidson County DEEDWARR Recvd: 06/02/16 13:54 3 pgs Fees:18.00 Taxes:684.50 **20160602-0055714**	STATE OF Tennessee COUNTY OF Tennessee THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00 . Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF May, 2016 (Affix Seal) Notary Public My Commission Expires: 11/1/2020

WARRANTY DEED

TATE-H16206

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Terry Tate, Jr. , an unmarried man and Kenyada Bostic, an unmarried wo man	NEW OWNER'S	150.08-0-152.00
1124 Burlingame Court		
Antioch, TN 37013		

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, I/we, STEPHEN E. SHARPE AND WIFE, JENNIFER E. SHARPE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TERRY TATE, JR. , AN UNMARRIED MAN AND KENYADA BOSTIC, AN UNMARRIED WO MAN, hereinafter called the Grantee(s), their heirs 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 Lot no. 430 on the Plan of Somerset, Phase 1 of record in Plat Book 6900, Page 691 and 692, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Stephen E. Sharpe and wife, Jennifer E. Sharpe of record at Book 200611060137662, recorded on 11/06/2006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

( ) unimproved
This is (X) improved property known as 1124 Burlingame Court, Antioch, Tennessee 37013 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Witness my/our hand(s) this 31st day of May, 2016 :

Stephen E. Sharpe

Jennifer E. Sharpe

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named STEPHEN E. SHARPE AND WIFE, JENNIFER E. SHARPE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 31st day of May, 2016.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

