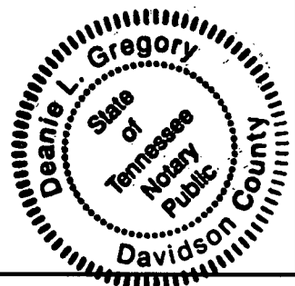
WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160046667 DEEDWARR
Recvd: 06/02/16 14:53 2 pgs
Fees: 13.00 Taxes: 1202.13
20160602-0055798



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00

Dawn W. Sharp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2016.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henry Headden	Henry Headden	10215006300
(NAME)	(NAME)	
725 Templeton Drive	Headden Real Estate, LLC, 132 Royal Oaks Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, DAWN W. SHARP, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HENRY HEADDEN, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of parcel of land located in Davidson County, Tennesee, being described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of Brookmeade, Section VII, as of record in Book 2331, Page 5, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kevin H. Sharp and wife, Dawn W. Sharp from Joanne Jewett, a married woman by Warranty Deed dated May 29, 1998 of record in Book 10962, Page 279, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Dawn W. Sharp, a single person from Kevin H. Sharp, a single person and Dawn W. Sharp, a single person by Quit Claim Deed dated October 29, 2001, of record as Instrument Number 20011107-0122323, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2016 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO ALL MATTERS SET FORTH ON THE PLAN OF BROOKMEADE, SECTION VII, OF RECORD IN BOOK 2331, PAGE 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 725 Templeton Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 31st day of May, 2016.

Dawn Sharp

STATE OF TENNESSEE

COUNTY OF Williamson

On this 31st day of May, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dawn Sharp**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

Return To:
Deanie L. Gregory, Attorney-at-Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115