BILL GARRETT, Davidson County
Trans:T20160046679 DEEDWARR
Recvd: 06/02/16 15:19 2 pgs
Fees:13.00 Taxes:1453.60
20160602-0055832

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $392,866.00.

Stacey K. Sharkey
Affiant

Subscribed and sworn to before me, this 25th day of May, 2016.

Notary Public

My commission expires: 4.24.19

GREGORY D. VADNEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michael T. Sharkey and Stacey K. Sharkey	**Michael T. Sharkey and Stacey K. Sharkey**	**061-08-0-049.00**
4113 Brush Hill Rd	**4113 Brush Hill Rd**	
Nashville, TN 37216-1907	**Nashville, TN 37216-1907**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Joann L. den Hertog, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto
Michael T. Sharkey and wife, Stacey K. Sharkey

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 of Block No. 2 on the Plan of A. J. McGaughey's Second Haysboro Subdivision, of record in Plat Book 547, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cornelius den Hertog and wife, Joann Love den Hertog, Trustees U/A/D dated November 07, 1994 by Quitclaim Deed from Joann L. Duncan a/k/a Joann Love den Hertog, individually, of record in Book 9518, Page 720, Register's Office for Davidson County, Tennessee, dated November 7, 2007 and recorded on November 11, 2007. The said Cornelius den Hertog having since died, leaving Joann Love den Hertog as the sole Trustee.

Being the same property conveyed to Joann L. Den Hertog by Quitclaim Deed from Joann L. den Hertog, Trustee of the Cornelius den Hertog and Joann Love den Hertog Trust Under Agreement dated November 07, 1994, of record in Instrument No. 20100520-0039164, Register's Office for Davidson County, Tennessee, dated May 19, 2010 and recorded on May 20, 2010.

This is X improved ☐ unimproved property known as **4113 Brush Hill Rd, Nashville, TN 37216-1907.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS 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 the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of May, 2016.

Joann L. den Hertog

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joann L. den Hertog, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of May, 2016.

Notary Public
My Commission Expires: 4/24/2019

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 616128