WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160073739 DEEDWARR
Recvd: 08/24/16 09:25 2 pgs
Fees: 13.00 Taxes: 625.30
20160824-0088429

O-KW-16-4216-I

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Angy Culpepper Sharpe	**Angy Culpepper Sharpe**	
(NAME)	(NAME)	**164-10-0A-045.00-CO**
4216 Sandstone Drive	**3229 Towne Village Road**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-2241	**Antioch, TN 37013**	
(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, **MILLICENT MIRANDA BRADFORD, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANGY CULPEPPER SHARPE, MARRIED,** 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 Lot No. 158 on the Plan of Village One Summerfield of record in Plat at Instrument No. 20000211-0014170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Millicent Miranda Bradford, an unmarried woman by Warranty deed from KBRG of Nashville, LLC of record in Instrument No. 20030620-0085718 Register's Office for Davidson County, Tennessee, dated June 17, 2003 and recorded on June 20, 2003.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record as Instrument Number 20000211-0014170, Register's Office of Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11588, Page 484, amended by Book 11669, Page 376, Instrument No. 20010308-0021946 and Instrument No. 20010504-0046260 and amended in Instrument No. 20030527-0071168, Register's Office for Davidson County, Tennessee;
- By-Laws of record in Book 11648, Page 662 and Instrument No. 20010504-0046261, in the Register's Office for Davidson County, Tennessee;
- Homeowner's Association Charter of record in Book 11648, Page 660, and Instrument No. 20010326-0028531, in the Register's Office for Davidson County, Tennessee;
- Storm Water Detention Agreement of record in Instrument Number 20000113-0004777, in the Register's Office for DavidsonCounty, Tennessee;
- Easement for Sewer of record in Instrument Number 20000809-0079074, in the Register's Office for DavidsonCounty, Tennessee;
- Easement for Tennessee Telephone of record in Instrument Number 20000824-0083643, in the Register's Office for DavidsonCounty, Tennessee;
- Easements of record in Instrument Number 20000913-0091248, 20000913-0091249, 20000804-0077639, and 20000913-0091247, in the Register's Office for DavidsonCounty, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4216 Sandstone Drive , Antioch, Tennessee 37013-2241**.

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.

Witness my/our hand(s) this the 19th DAY OF AUGUST, 2016.

Millicent Miranda Bradford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Harry Lee, Sharpe, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of~~ MILLICENT MIRANDA BRADFORD, and who acknowledged he/she/they executed the ~~same~~ foregoing instrument as the free act and deed of the said MILLICENT MIRANDA BRADFORD.

Witness my hand and official seal, this the 19th of August, 2016.

William E. Grones
Notary Public
My Commission Expires: _____
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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