Davidson County DEEDWARR
Recvd: 09/01/16 15:25 3 pgs
Fees:18.00 Taxes:836.20
20160901-0092248

New Owner:	Grace Marietta Lovell	Instrument Prepared by:
(send tax bills	1218 Sunnymeade Drive	Aaron Fletcher
to this address)	Nashville, TN 37216	East Nash Title, LLC
		4205 Gallatin Road
Map/Parcel:	**061 15 0 188.00**	Nashville, TN 37216

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of the property, whichever is greater, is two hundred and twenty-six thousand and 00/100 dollars ($226,000.00).

Affiant

Ashley Ann Reiss State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this 1 day of September, 2016.

Notary Public

My commission expires 2/9/2020

WARRANTY DEED

For and in consideration of two hundred and twenty-six thousand and 00/100 dollars ($226,000.00) paid by the Grantee, Grace Marietta Lovell, unmarried, and other good and valuable consideration receipt of which is hereby acknowledged, the Grantor, Linda Sue Sharpe, a married woman, herby convey to Grantee any and all of our interest in the following land, 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 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 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, herein described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 of Block "A" on the Plan of Sunnymeade of record in Plat Book 974, Page (s) 56 and 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 27 fronts 60 feet on the Southerly line of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line

Being the same property conveyed to Linda Sue Sharpe, by deed from Virginia Y. Boyd, of record in Instrument No. 20090304-0019034, dated March 3, 2009, Register's Office for Davidson County, Tennessee.

Eric Sharpe, spouse of Linda Sue Sharpe, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property

This improved property has the address of 1218 Sunnymeade Drive Nashville Tennessee 37216.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

By affixing our signatures below, we hereby execute the foregoing Warranty Deed:

Linda Sue Sharpe
Linda Sue Sharpe, Grantor

Eric Sharpe
Eric Sharpe, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 29th day of AUGUST, 2016, before me personally appeared **Linda Sue Sharpe**, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Notary Public

07/02/18
My commission expires

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 29th day of AUGUST, 2016, before me personally appeared **Eric Sharpe**, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that he executed the foregoing instrument as his free act and deed.

Notary Public

07/02/18
My commission expires

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

