Davidson County DEEDWARR Recvd: 11/18/16 14:38 3 pgs Fees:18.00 Taxes:1176.60 **20161118-0122074**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00 Affiant Subscribed and sworn to before me, this 15th DAY OF November, 2016. Notary Public MY COMMISSION EXPIRES: 3/3/19 (AFFIX SEAL)
# WARRANTY DEED CLR16-5489	
THIS INSTRUMENT WAS PREPARED BY Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067	

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas E. Sharp	Gardner Financial Services LTD	
5489 Oak Chase Drive	(NAME) 3503 Paesanos Parkway	
(ADDRESS) Antioch, TN 37013-4247	(ADDRESS) San Antonio, TX 78231	173040A28200CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONALD JOHNSON AND LORETTA C. JOHNSON, HUSBAND AND WIFE AS JOINT TENANTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DOUGLAS E. SHARP , UNMARRIED 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. 282 on the Plan of First Revision of Phase Three, Oak Highlands, of record in Instrument No. 20020122-0008284, 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 Donald Johnson and Loretta C. Johnson, husband and wife as joint tenants by Warranty Deed from Yazdian Constructions Inc., a Tennessee Corporation, of record in Instrument No. 20030625-0087099, Register's Office for Davidson County, Tennessee, dated June 12, 2003 and recorded on June 25, 2003.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20020122-0008284, Plat Book 6900, Page 431, Book 7350, Page 24 as re-recorded in Book 7367, Page 587 and amended in Book 8765, Page 77, Book 8765, Page 90, Book 10181, Page 986, Book 10548, Page 501, Book 10548, Page 503, Instrument No. 20000428-0042354, Instrument No. 20020725-0089130 and Instrument No. 20020725-0089131, Book 7337, Page 529, as amended in Book 8765, Page 100, Book 7189, Page 379, Instrument No. 20010503-0045314, Book 1318, Page 518, Instrument No. 20001002-0097138, Instrument No. 20001002-0097139, Instrument No. 20001205-0119205, Instrument No. 20001205-0119206, Book 7437, Page 697, Instrument No. 20000502-0044049, Instrument No. 20000425-0041127, Instrument No. 20020619-0074183, Instrument No. 20040217-0017737, Instrument No. 20130523-0052438, Book 7748, Page(s) 408 and 412, Book 7748, Page(s) 448 and 453, Book 7893, Page 334, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 5489 Oak Chase Drive , Antioch, Tennessee 37013-4247

(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(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 15th day of November, 2016.

Donald Johnson

Loretta C. Johnson

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of November, 2016, before me personally appeared Donald Johnson and Loretta C. Johnson, husband and wife as joint tenants to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of November, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

JON FERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/28/2017

