BILL GARRETT, Davidson County
Trans:T20160103093 DEEDWARR
Recvd: 11/22/16 08:46 2 pgs
Fees:13.00 Taxes:936.10
20161122-0122985

WARRANTY DEED

CLR16-7823

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/8/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Crothers	Bank of America N.A.	
7823 Heaton Way (ADDRESS)	101 S. Tryon Street (NAME) (ADDRESS)	
Nashville, TN 37211-7053 (CITY) (STATE) (ZIP)	Charlotte, NC 28255 (CITY) (STATE) (ZIP)	173-09-0A-205.00-CO

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 DOUGLAS E. SHARP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JORDAN CROTHERS AND VALENTINA CROTHERS, 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. 151 on the Plan of Phase "B", Lenox Village, of record in Instrument No. 20031024-0157237, 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 Douglas E. Sharp, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation, of record in Instrument No. 20040721-0087555, Register's Office for Davidson County, Tennessee, dated July 20, 2004 and recorded on July 21, 2004.

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. 20031024-0157237, Instrument No. 20020315-0032825, Instrument No. 20051226-0158459 and Instrument No. 20020911-0110906, Instrument No. 20020315-0032826 and Instrument No. 20051226-0158458, Instrument No. 20031016-0153550, Instrument No. 20020412-0045831, Instrument No. 20020501-0053757 and as re-recorded in Instrument No. 20020507-0056338, Instrument No. 20010103-0000902 and Instrument No. 20010822-0090889, Instrument No. 20011129-0130322, Book 7361, Page 230, Instrument No. 20020408-0042676, Instrument No. 20010103-0000902, Book 7985, Page 449, Instrument No. 20011106-0121932 and Instrument No. 20010918-0100850, Instrument No. 20130916-0097049, Instrument No. 20011112-0123853, Instrument Number 20020408-0042675, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7823 Heaton Way , Nashville, Tennessee 37211-7053
(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.

Douglas E. Sharp

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of November, 2016, before me personally appeared Douglas E. Sharp 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)



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