WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,000.00.

Magness, Florine Smithson
Affiant

Subscribed and sworn to me on November 14, 2016.

June E. Rowell
NOTARY PUBLIC

My Commission Expires: 1-9-18

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29917SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kyle Patrick Sharp 511 Brewer Drive Nashville, TN 37211	New Owner	-161-03-0-048.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Magness Florine Smithson, an unmarried woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Kyle Patrick Sharp, an unmarried man, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1 , as shown on the map entitled the Re-subdivision of Lot 28, Wilkerson Heights, of record in Plat Book 6200, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CLYDE C. SMITHSON AND WIFE, LENA M. SMITHSON, by deed from HUGH C. CATES AND WIFE, HELEN M. CATES, of record in Book 7619, page 857, dated August 1, 1988, said Register's Office. The said Clyde C. Smithson having died on or about July 16, 1993, leaving Lena M. Smithson the surviving tenant by the entireties. Lena M. Smithson further conveyed to Lena M. Smithson, Trustee, U/A/D 9/27/1993, by Quitclaim Deed of record in Book 9103, page 367, dated September 27, 1993, said Register's Office. Subsequently Lena Mai Smithson, Trustee, Revocable Living Trust U/A/D 9/27/93 further conveyed by Quitclaim Deed to Lena Mai Smithson of record in Book 11305, page 989, dated January 20, 1999, said Register's Office. Being further conveyed to Richard C. Smithson, by Quitclaim Deed from Lena Mai Smithson, of record in Instrument No. 20040127-0010157, dated January 26, 2004, said Register's Office. And being further conveyed to Magness Florine Smithson by Quitclaim Deed from Richard C. Smithson, of record as Instrument No 20161031-0114874, Register's Office for Davidson County, Tennessee

The conveyance of the above-described parcel of land is subject to the following:

BILL GARRETT, Davidson County
Trans:T20160104879 DEEDWARR
Recvd: 11/29/16 12:59 2 pgs
Fees:13.00 Taxes:1128.50
20161129-0125137

1. 2016 Davidson County which have been prorated by the parties and assumed by the Grantee(s).
2. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
3. Matters shown on the Plan of record in Plat Book 6200, page 65, said Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6335, page 918, said Register's Office.

This property is also known as unimproved property located at 511 Brewer Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 14th day of November, 2016.

Magness Florine Smithson

Magness Florine Smithson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Magness Florine Smithson to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on November 14th, 2016.

June E. Rowell

NOTARY PUBLIC

My Commission Expires: 1-9-18

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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