Davidson County DEEDWARR
Recvd: 03/28/17 11:02 3 pgs
Fees:18.00 Taxes:708.95
20170328-0030067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $191,609.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF MARCH, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/29/19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-2947B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Wendell L. Williams	Equitable Mortgage Solutions	178-00-0-017.00
9182 Hester Beasley Rd	1835 Pearl Street	
Nashville, TN 37221	Carrollton, TX 75006	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KATHERINE S. SHARP, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WENDELL L. WILLIAMS, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 35th Councilmanic District of Nashville, Davidson County, Tennessee, and being part of the property conveyed to Katherine S. Sharpe of record in Deed Book 7887, Page 787, Register's Office for Davidson County and more particularly described as follows:

Beginning at an Iron pin in the Southwesterly line of the property conveyed to Dan Properties L.P. of record in Deed Book 9557, Page 36 Register's Office Davidson County. Said iron pin being 23 feet Southeasterly from the Southeasterly corner of a concrete bridge crossing Linton Branch leading to Hester Beasley Road;

Thence continuing along said line of Dan Properties L.P., South 36 degrees 29' 38" East 54.20 feet;

Thence South 29 degrees 33' 46" East 538.33 feet;

Thence along a new lines 60 degrees 26' 14" West 126.14 feet;

Thence South 11 degrees 42' 08" West 573.72 feet;

Thence North 78 degrees 17' 52" West 327.08 feet to a point in the Easterly line of the property conveyed to Andrew L. Mayo of record in deed Book 4956, Page 916, Register's Office, Davidson County;

Thence along said line of Andrew L. Mayo North 52 degrees 35' 03" East 162.04 feet to an iron pin at a fence post;

Thence North 11 degrees 42' 08" East 856.56 feet to an iron pipe;

Thence North 31 degrees 19' 55" West 73.05 feet;

Thence North 45 degrees 47' 27" West 98.94 feet;

Thence North 05 degrees 05' 01" East 31.65 feet to point in the Southerly line of said Dan Properties, L.P. ;

Thence along said line of Dan Properties, LP. South 59 degrees 36' 42" East 60.51 feet to the point of beginning, and containing 5.00 acres more or less, described according to a survey by John Kohl & Company dated 2/24/06.

Also conveyed herewith are all easement rights in a 50 foot wide reciprocal easement along an abandoned, unnamed public road as established by Reciprocal Easement Agreement of record in Instrument No. 20010425-0041140, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Katherine S. Sharp, an unmarried person by Warranty Deed from Taylor D. Sharp, and wife Zephyr Sharp, of record in Instrument No. 20110602-0042316, Register's Office for Davidson County, Tennessee, dated May 31, 2011 and recorded on June 02, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

Restrictive Covenant for Detached Structure of record as Instrument Number 20110726-0057115 in the Register's Office for Davidson County, Tennessee.

Subject to joint use of a portion of a driveway with others of record in Book 7887, Page 787, in the Register's Office for Davidson County, Tennessee.

Subject to easement rights of others to a 50 foot Wide reciprocal easement along an abandoned, unnamed public road as established by Reciprocal Easement Agreement of record in Instrument Number 20010425-0041140, in the Register's Office for Davidson County, Tennessee. NOTE: Access to the subject property is limited to said easement.

Title to all matters shown on the survey by John Kohl & Company dated 2/24/06. (A copy was not available for our review)

Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts a current survey would show.

Subject to the flow of any creeks, streams, or branches across subject property.

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

This is property known as 9182 Hester Beasley Rd, Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 hand on the 24th day of March, 2017.

Katherine S. Sharp

Katherine S. Sharp

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KATHERINE S. SHARP, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of March, 2017.

Laurie Damewood

Notary Public

My Commission Expires: 3/22/17

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 17-2947B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

