RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No: TN178879

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170041153 DEEDWARR
Recvd: 05/15/17 12:55 2 pgs
Fees:13.00 Taxes:473.60
20170515-0047954

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2017.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cook Land Development, LLC 2200 Lakeshore Dr. Old Hickory, TN 37138	Cook Land Development, LLC	086 14 0A 183.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Eight Thousand and 00/100 Dollars ($128,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOSEPH BRENT SHARP AND WIFE, ASHLEIGH SADLER SHARP**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **COOK LAND DEVELOPMENT, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 183 on the Plan of Hermitage Meadows, Stage Two, as shown by plat of record in Plat Book 5200, page 682, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Joseph Brent Sharp and wife, Ashleigh Sadler Sharp, by Warranty Deed from Lady Paraluman Obedos f/k/a Paraluman A. Obedos and husband, Mike Organ, dated 4/13/2015, recorded 4/15/2015, of record in Instrument #20150415-0033110, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 183 Thistle Lane, Hermitage , TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of April, 2017.

JOSEPH BRENT SHARP

ASHLEIGH SADLER SHARP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Joseph Brent Sharp and wife, Ashleigh Sadler Sharp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of April, 2017.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017

