WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$145,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 22nd day of May, 2017

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brad Whitfield	New Owner	09110023700
P.O. Box 3303		
Brentwood, TN 37024		

Davidson County DEEDWARR
Recvd: 06/02/17 10:07 2 pgs
Fees:13.00 Taxes:536.50
20170602-0054945

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **LATRICIA DALE SHARPE and RALPH F. HOLLOWAY**, hereinafter called the GRANTOR(S), do hereby bargain, sell, convey and confirm unto **Brad Whitfield and Margaret Whitfield, as joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Westerly 54 feet of the Easterly 208 feet of the Northerly 150 feet of Lot No. 16 on the Map of B.F. Cockrill's Farm as of record in Book 161, Pages 134 and 135 and described by a survey of John Kohl, dated October 19, 1984, as follows:

Said parts of said Lot No. 16 fronts 54 feet on the Southerly margin of Robertson Avenue and runs back between lines measuring 150 feet on the Westerly line and 150 feet on the Easterly line to a line in the rear which measures 54 feet.

Being the same property conveyed to Ralph F. Holloway and wife, Mary M. Holloway from Estate of Marshal Thomas Hatcher by Warranty Deed on October 26, 1984, of record in Book 6414, Page 805, Register's Office for Davidson County, Tennessee. Further conveyed to LATRICIA DALE SHARPE, EXCEPT A LIFE ESTATE IS HEREIN RESERVED FOR THE USE AND BENEFIT OF RALPH F. HOLLOWAY, DURING HIS NATURAL LIFE from Ralph F. Holloway, widower of Mary M. Holloway, deceased by Quitclaim Deed on June 17, 2011, of record in Instrument Number 20110622-0048014, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Pages 134 and 135, Register's Office for County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **5807 Robertson Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 22, 2017.

Latricia Dale Sharpe

Latricia Dale Sharpe

Ralph F Holloway

Ralph F. Holloway

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **LATRICIA DALE SHARPE and RALPH F. HOLLOWAY** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 22, 2017

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.