THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp
3310 West End Ave., Ste. 500
Nashville, TN 37203
P17-8556-PILK

LEAH D. BEAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 277,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF August 2017

Notary Public

MY COMMISSION EXPIRES: 3.8.2021

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20170075175 DEEDWARR
Recvd: 08/29/17 10:01 2 pgs
Fees: 13.00 Taxes: 1024.90
20170829-0088539

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura B. Hall	Same as New Owner	MAP
443 Brewer Drive		PARCEL 161-07-0-058.00
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AN**Benjamin Sharp and Jennifer L. Sharp, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura B. Hall, an unmarried woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 13 on the Plan of Kingswood Park of record in Plat Book 2900, Page 70, 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 Claude W. Filson, unmarried by Warranty deed from Sherry Hobbs, a widow, (f/k/a Sherry M. Read) of record in Instrument No. 20120524-0045084 Register's Office for Davidson County, Tennessee, dated April 16, 2012 and recorded on May 24, 2012.

Being the same property conveyed to Jack D. Powers and Lisa Powers, husband and wife by Warranty deed from Claude W. Filson, married of record in Instrument No. 20150909-0091524 Register's Office for Davidson County, Tennessee, dated September 04, 2015 and recorded on September 09, 2015.

Being the same property conveyed to Benjamin Sharp and Jennifer L. Sharp, husband and wife by Warranty deed from Jack D. Powers and Lisa Powers, husband and wife of record in Instrument No. 20161209-0129415 Register's Office for Davidson County, Tennessee, dated December 07, 2016 and recorded on December 09, 2016

Being also known as 443 Brewer Drive Nashville, Tennessee 37211.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **443 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 we do covenant with 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 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 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 our hands this the 28th day of August, 2017.

Benjamin Sharp

Jennifer L. Sharp

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benjamin Sharp** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of August, 2017.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer L. Sharp** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of August, 2017.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY