Return to:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

Bill Garrett Davidson County
Batch# 3766 DEEDWARR
09/22/2017 10:44:19 AM 3 pgs
Fees: $18.00 Taxes: $640.10

20170922-0097414

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of September, 2017, by and between Laverne Stokes, unmarried, Elizabeth S. Leggett and husband Marvin Leggett and Vernell Stokes Thomas and husband, Paul Thomas, party of the first part, and Yulonda S. Sharp, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 45 (erroneously referred to as Lot 45 on previous deed) on the Plan of Hickory Hollow Townhomes (Mill Park), Phase I, of record in Plat Book 9700, Page 686, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being all or part of the same property conveyed to Laverne Stokes, Elizabeth S. Leggett and Vernell Stokes Thomas by virtue of that certain Quit Claim Deed dated October 12, 2000, and being of record at Instrument No. 20001018-0103499 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Laverne Stokes and Elizabeth S. Leggett by virtue of Warranty Deed dated June 28, 2000 at Instrument No. 20000707-0067481 in the said Register's Office.

Vernell Stokes Thomas and Vernell Stokes are one and the same person

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to Restrictions in Book 10719, page 425 and Charter of record in Book 10719, page 419 and Book 10719, page 464, said Register's Office; 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 GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Laverne Stokes

Elizabeth S. Leggett

Marvin Leggett

Vernell Stokes by Elizabeth S. Leggett, Attorney in Fact

Paul Thomas by Elizabeth S. Leggett,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Laverne Stokes, Elizabeth S. Leggett and Marvin Leggett, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of September, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Elizabeth S. Leggett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Vernell Stokes and Paul Thomas, and who acknowledged that he executed the same as the free act and deed of Vernell Stokes and Paul Thomas.

WITNESS my hand and official seal at office this 18th day of September, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

Elizabeth S. Leggett, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Vernell Stokes and Paul Thomas, the principal.

This 18th day of September, 2017

Elizabeth S. Leggett

WITNESS my hand and official seal at office this 18th day of September, 2017.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Notary Public

My Commission Expires: _____

Property Owner & Address: Yulonda S. Sharp

Tax Parcel No 163050A04500CO

Property Address: 5170 Hickory Hollow Pkwy Unit 802
Antioch, TN 37013

MAIL TAX BILLS TO: > Same/new owner

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $173,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jacqueline G Brown
AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of September, 2017.

Notary Public

My Commission Expires: 10-15-2017

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.