Bill Garrett Davidson County
Batch# 40447 DEEDQC
12/21/2017 11:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20171221-0130040

This instrument prepared by:
**First American Title Insurance Company Mortgage Services Division-NTP**
**4795 Regent Blvd**
**Irving, Texas 75063**
**(866)264-7799**

File No.: **8927569n**

# QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 4th of December, 2017, by and between BRUCE SHARPE AKA BRUCE A. SHARPE, party of the first part, and BRUCE SHARPE AND BETTY S SHARPE, HUSBAND AND WIFE AS JOINT TENANTS, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of NASHVILLE, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by QUITCLAIM DEED FOR CORRECTION PURPOSES Deed of record in:
Book N/A, Page No. N/A or Instrument No.: 20080829-0088971 in said Registor's office.

X The property is improved with an address of: **567 CROLEY DR, NASHVILLE, TENNESSEE 37209**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

BRUCE SHARPE

STATE OF **Tennessee**

COUNTY OF Davidson

Personally appeared before me, Leigh S. Smith (name of notary public), Bruce Sharpe, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 4th day of December, 2017

Leigh S. Smith
Notary Public . LEIGH S. SMITH

My Commission Expires: 7/27/20

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF **Tennessee**

COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**10.00** .
Exempt per T.C.A. 67-4-409(a)(4)

Affiant

Subscribed and sworn to before me this the 4th day of December, 2017

Leigh S. Smith
Notary Public LEIGH S. SMITH

My Commission Expires: 7/27/20

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)**

TAX PARCEL NO.:
**09012026000**

NAME AND ADDRESS OF A PROPERTY OWNER:
**BRUCE SHARPE**
**567 CROLEY DR**
**NASHVILLE, TN 37209-1771**

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
**BRUCE SHARPE**
**567 CROLEY DR**
**NASHVILLE, TN 37209-1771**

*WHEN RECORDED, RETURN TO:*
*FIRST AMERICAN TITLE INSURANCE CO.*
*4795 REGENT BLVD, 1006-A*
*IRVING, TX 75063*
*ATTN: RECORDING*

**EXHIBIT 'A'**

Real property in the City of NASHVILLE, County of DAVIDSON, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28 OF BLOCK "B" ON THE MAP OF CROLYWOOD SUBDIVISION, SECTION TWO, AS OF RECORD IN BOOK 1130, PAGE 100, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF CROLY DRIVE, AT THE COMMON CORNER OF LOTS NOS. 27 AND 28; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHWESTERLY 175.5 FEET TO A POINT; THENCE NORTH 36 DEGREES 30 MINUTES WEST 192.4 FEET TO A POINT; THENCE SOUTH 85 DEGREES 29 MINUTES EAST 262.4 FEET TO A POINT IN THE WESTERLY MARGIN OF CROLY DRIVE; THENCE WITH THE MARGIN OF SAID DRIVE, SOUTHERLY ALONG A SLIGHT CURVE, 76 FEET TO THE POINT OF BEGINNING.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO BRUCE A. SHARPE FROM WARNER E. SHARPE, BY DEED DATED APRIL 29, 2004 AND RECORDED MAY 10, 2004 IN/AS INSTRUMENT NO. 20040510- 0052648 OF OFFICIAL RECORDS. SAID DOCUMENT WAS CORRECTED AUGUST 29, 2008 AS INSTRUMENT NO. 20080829-0088971 OF OFFICIAL RECORDS.

APN #: 09012026000

SHARPE
53558752 TN
FIRST AMERICAN ELS
QUIT CLAIM DEED

# True Copy Certification

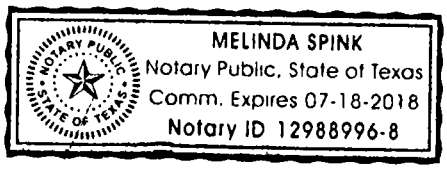
I, MELONY WITTHAUS, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Texas

County of Tarrant

Personally appeared before me, MELINDA SPINK, a notary public for this county and state, MELONY WITTHAUS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




Notary's Signature
MELINDA SPINK

My Commission Expires: 07/18/2018
Notary' Seal (if on paper)