#12757 Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

Bill Garrett Davidson County
Batch# 43794 DEEDWARR
01/03/2018 11:20:16 AM 2 pgs
Fees: $13.00 Taxes: $806.60

20180103-0000908

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$218,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of January, 2018.

Notary Public
My Commission expires: _____
(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:
Cheryl S. Sharp	Wells Fargo Home Mortgage Mac X2999-01H	065-09-0-091.00
4840 Whittier Drive	2701 Wells Fargo Way	
Nashville, TN 37138	Minneapolis, MN 55467	

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, **John Harper**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cheryl S. Sharp, a single person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 125 Sherwood Forest, Section Three, as shown by plat of record in Plat Book 4460, Page 81, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John Harper from James Deatrick, Jr., and Daryl Spicer by Quitclaim Deed on April 24, 2017, of record in Instrument Number 20170427-0041447, 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 2018 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 4460, Page 81, Register's Office for Davidson County, Tennessee.
- Easement to Bellsouth Telecommunications of record in Instrument Number 20001115-0113319, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4840 Whittier Drive, Nashville, TN 37138**

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 January 2, 2018.

John Harper

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Harper** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 2, 2018

Notary Public

My commission expires 11-5-2018

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.