WARRANTY DEED

Bill Garrett Davidson County
Batch# 54147 **DEEDWARR**
02/02/2018 10:25:36 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20180202-0010785

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1163

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sharp Properties, LLC	Sharp Properties, LLC	#12809000200
(NAME) 1062 Harmon Springs Rd.	(NAME) 1062 Harmon Springs Rd.	
(ADDRESS) Dickson, TN 37055	(ADDRESS) Dickson, TN 37055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
ELMER O'NEIL HEARD, UNMARRIED,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
SHARP PROPERTIES, LLC,
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. 38 on the Plan of Bellevue Manor, as of record in Book 3600, Pages 32 and 33, Register's Office of Davidson County, Tennessee.

Said Lot No. 38 fronts 168 feet on the northerly side of Harpeth Valley Road and runs back between lines, 338.16 feet on the westerly side and 241.15 feet on the easterly side to a broken line at the rear on which it measures 202.41 feet thereon.

Being the same property conveyed to Elmer O'Neil Heard by deed from Gregory Alan Heard, Administrator for the Estate of Ruby Nell Harrell (formerly Ruby Nell Heard), of record in Instrument 20100603-0042900, said Register's Office, dated June 1, 2010. See also Estate of record in Probate #09P126, Probate Court of Davidson County, Tennessee, and Quitclaim Deed of record in Book 4945, Page 643, and Deed of record in Book 3863, Page 598, said Register's Office.

This conveyance is subject to Restrictions of record in Book 3672, Page 507, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Pages 32 and 33, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 209 Harpeth Valley Rd., Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 1st day of February, 2018.

Elmer O'Neil Heard

Elmer O'Neil Heard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Elmer O'Neil Heard personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st of February, 2018.

Notary Public

My Commission Expires: 3/10/19

(SEAL)

