Bill Garrett Davidson County
Batch# 54196 DEEDWARR
02/02/2018 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $4,575.98
20180202-0010854

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 59373
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kevin H. Sharp Kara B. Sharp 4430 Sheppard Place Nashville, TN 37205	

TAX MAP PARCEL NUMBERS: 13006002800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,236,750.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Battle Thompson, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin H. Sharp and Kara B. Sharp, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly part of Lot 7 and all of Lot 8 on the Plan of the subdivision of Lot 47 in Belle Meade, as of record in Book 421, page 169, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Sheppard Place, 100 feet westwardly from the westerly margin of Jackson Blvd., thence with the northerly margin of Sheppard Place; westwardly 115 feet to the corner of Lots 8 and 9 on said Plan; thence with the line between said two lots, northwardly 176 feet to the northern corner of said Lots 8 and 9; thence with the north line of Lot 8 and Lot 7, South 86 degrees east 149 feet; being the northwest corner of the lot conveyed by A.S. Britt, et ux, to M.T. O'Brien, deed of record in Book 556, page 216, said Register's Office, thence with O'Brien's west line, southwardly 225 feet more or less, to the beginning.

And Being a strip of land lying north of and adjoining Lot 8 and a portion of Lot 7 in the subdivision of Lot No. 47 of Belle Meade Second Subdivision a plan of which is of record in Book 421, page 51, Register's Office for Davidson County.

Beginning at the northwest corner of Lot 8 on the plan of the subdivision of Lot 47 in Belle Meade, as of record in Book 421, page 169, Register's Office for Davidson County, Tennessee, thence with the north line of Lot 8 South 86 degrees east 149 feet more or less to the northeast corner of the lot conveyed by A.S. Britt, et ux to M.T. O'Brien, deed of record in Book 556, page 216, thence north 23-1/4 degrees east 64.5 feet to the northeast corner of a part of Lot No. 47 conveyed by Nashville Trust Company, Trustee to the Belle Meade Apartment Company by deed of record in Book 635, page 298, thence north 86 degrees west the north line of the said property conveyed to the Belle Meade Apartment Company, to a point, the northeast corner of Lot No. 3 in the plat of a resubdivision of Lots No. 9, 10 and 11 of the subdivision of Lot No. 47 and the strip lying north of the same, thence south 18-3/4 degrees west 63 feet more or less to the point of the beginning; being the property conveyed by Nashville Trust Company to Belle Meade Apartment Company by deed recorded in Book 635, page 298, Register's Office for Davidson County, Tennessee, less the portion conveyed to Liberty Bank and Trust Co. by Belle Meade Apartment Company by deed of record in Book 754, page 397, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bob F. Thompson and wife, Mary Battle Thompson by Warranty Deed from Carol Foord Hazlehurst and husband, Franklin Hamilton Hazlehurst, dated December 15, 1987 and recorded on December 17, 1987 of record in Book 7428, page 959 and by Deed of Correction dated September 13, 1990, recorded September 18, 1990 of Record in Book 8198, page 407. Quitclaim Deed dated August 14, 1999, recorded August 5, 1999, of record in Book 11608, page 589, said Register's Office. Bob F. Thompson conveyed is interest in subject property to Mary Battle Thompson.

Bob F. Thompson, spouse of Mary Battle Thompson joins in this conveyance solely to convey any and all marital interest he may have in the above-described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2018, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 421, page 169, said Register's Office.

This is improved property, known as 4430 Sheppard Place, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of February, 2018.

Mary Battle Thompson
Mary Battle Thompson

Bob F Thompson
Bob F. Thompson

State of Tennessee

County of Davidson

On this 1st day of February, 2018, before me the undersigned authority, personally appeared Mary Battle Thompson and Bob F. Thompson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,236,750.00.

Affiant

Sworn and subscribed before me this 1st day of February, 2018.

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020

My Commission Expires: 9-7-2020

Notary

Tennessee Certification of Electronic Document

I, Robert L. Scruggs , do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Robert L Scruggs

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco , a notary public for this county and
Notary's Name

state, Robert L. Scruggs , who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

