THIS INSTRUMENT PREPARED BY AND RETURN TO:
WILLIAMS McDANIEL, PLLC
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Bill Garrett Davidson County
Batch# 74571 DEEDWARR
03/29/2018 08:51:06 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180329-0029239

This deed is prepared without benefit of title examination at the request of Grantor and Grantee.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, JOHN SHARPE, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto JOHN F. SHARPE and CAROLYN T. SHARPE, Trustees of the JOHN AND CAROLYN SHARPE LIVING TRUST dated the 26th day of February 2018, hereinafter called the Grantees, and said Trustees' successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

This real property being all or part of the property conveyed to the Grantor by deed of record in Instrument No. 2014 0703 - 0058709 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees and Grantees' successors, heirs and assigns forever; and Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantees and Grantees' successors, 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.

The Grantor states that the purpose of this Deed is to transfer the entire right, title and interest of Grantors in and to said real property to the JOHN AND CAROLYN SHARPE LIVING TRUST dated the 26th day of February, 2018. The trust is a community property trust established pursuant to Tennessee Code Annotated 35-17-103. The Trustees and Successor Trustees are

granted all right, power and authority, pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustees in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee. This trust contains spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

Title to the real property which is the subject of this instrument is in the name of the Grantor. The Grantor's spouse, Carolyn T. Sharpe, joins into this instrument for the purpose of conveying any and all right, title and interest said spouse may have in and to the herein described property by virtue of the marriage to the Grantor, including, but not limited to all marital rights and rights as a surviving spouse or tenant by the entirety, to the Grantee.

This is a transfer to a community property living trust established pursuant to Tennessee Code Annotated 35-17-103. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(3)(F).

WITNESS the Grantors' hands in Memphis, Tennessee on this 26th day of February, 2018.

JOHN SHARPE

CAROLYN T. SHARPE

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared JOHN F. SHARPE and CAROLYN T. SHARPE, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand this 26th day of February, 2018.

(SEAL)



Penelope Hudson
NOTARY PUBLIC

New Owner Name and Address:	Mail Tax Notice to:
John and Carolyn Sharpe Living Trust John F. Sharpe and Carolyn T. Sharpe, Trustees 912 Creekwood Drive Brownsville, TN 38012	John and Carolyn Sharpe Living Trust John F. Sharpe and Carolyn T. Sharpe, Trustees 912 Creekwood Drive Brownsville, TN 38012
Property Address: 510 Gay Street, #1005 Nashville, TN 37219	Parcel Id Number: 093-01-0A-256.00
This conveyance is exempt from recordation tax under TCA § 67-4-409 (a)(3)(F). No oath of value is required for this deed in accordance with the provisions of TCA § 67-4-409 (a)(5).	

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EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 1005, as more particularly described in that certain Master Deed for Capitol Towers of record in Book 8607, Page 417, as amended in Book 11072, page 626, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hawkins County Land Company, LLC, a Tennessee limited liability company by deed from Ricky Linn Palmateer and Steven John Fast, as tenants in common with a right of survivorship of record in Instrument No. 20090820-0078401 Register's Office for Davidson County, Tennessee, dated August 17, 2009 and recorded on August 20, 2009.

This conveyance is subject to:

- Taxes for the year 2014 a lien, not yet due and payable.
- All matters shown on Plat recorded in Book 7900, page 345 amended in Book 9700, page 682, Register's Office for Davidson County, Tennessee.
- Instrument recorded in Book 2735, page 473 and Book 2883, page 312, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property regime of Capitol Towers, and recorded in Book 8607, page 417 amended in Book 11072, page 626, Register's Office for Davidson County, Tennessee.
- Charter of Capitol Towers Condominium Association of record in Book 8608, page 843, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 120 and 121, Register's Office for Davidson County, Tennessee.
- Short Form Lease by and between Capitol Towers, limited, a Tennessee Limited Partnership and Capitol Towers Condominium Association, Inc. of record in Book 8607, Page 469 and Book 8607, page 414, in the Register's Office for Davidson County, Tennessee.
- Collateral Assignment of Subleases, Assessments and Lien for Assessments by and between Capitol Towers Condominium Association, Inc., a Tennessee nonprofit corporation and Capitol Towers, limited, a Tennessee limited partnership of record in Book 8607, Page 472, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20130517-0050049, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **510 Gay Street, #1005, Nashville, Tennessee 37219**.