RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810435

WARRANTY DEED

Bill Garrett Davidson County
Batch# 83615 **DEEDWARR**
04/23/2018 10:19:02 AM 2 pgs
Fees: $13.00 Taxes: $1,664.63

20180423-0037861

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2018.

NOTARY PUBLIC

My commission expires: 6-20-2021

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Therese Sharkey 409 Roma Court Nashville, TN 37211	Same address as new owner	172 10 0 009.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars ($449,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROBERT HARTMANN AND WIFE, ANN HARTMANN,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **THERESE SHARKEY, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 3, Brentwood Hampton formerly Holt Cove, as shown on plat of record in Instrument No. 20000112-0004271, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Robert Hartmann and wife, Ann Hartmann by deed from Paulette Marie Johnson, unmarried, dated August 14, 2013 and recorded on August 20, 2013 at Instrument #20130820-0087556, in the Register's office for Davidson County, Tennessee.

The address of the herein described property is believed to be 409 Roma Court, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of April, 2018.

Robert Hartmann

ROBERT HARTMANN

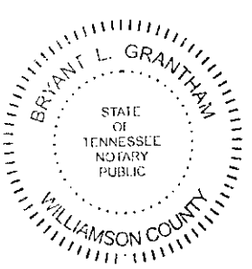
Ann Hartmann

ANN HARTMANN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert Hartmann and wife, Ann Hartmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of April, 2018.



Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-20-2021