Return To: K-0113
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Bill Garrett
Batch# 90507
05/09/2018 02:12:02 PM
Fees: $13.00 Taxes: $1,036.00
Davidson County
DEEDWARR
2 pgs
20180509-0044568

21091
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Rachael P. Peters
1003 N. 16th Street
Nashville, TN 37206

Send Tax Bills to:
Community Mtg. LLC DBA Community Mtg. Advisors
19045 E. Valley View Pkwy Ste F
Independence, MO 64055

Map/Parcel: 08302014500

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Mark J. Sharble, Trustee of the Mary Jo Sharble Irrevocable Family Trust dated February 20, 2016**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Rachael P. Peters, a single woman**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 56 on the Map showing the subdivision of Lots Nos. 8, 9, 10 and part of Lot No. 7 of Block "A" and Lots Nos. 13 and 14 of Block "B" and all of Block "C" in the subdivision of Weakley Place, as of record in Book 547, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 55 feet on the easterly side of North 16th Street, formerly Porter Avenue, and runs back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Mark J. Sharble, Trustee of the Mary Jo Sharble Irrevocable Family Trust dated February 20, 2016, by Quitclaim Deed from Mary Jo Sharble, filed at Instrument No. 20160420-0038328, said Register's Office.

This conveyance is subject to all restrictions, easements and building lines of record and all zoning regulations that are applicable to subject property.

This is improved property known as: 1003 North 16th Street, Nashville, TN 37206

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 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 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 my/our hand(s) as on the date shown on the Notary forms.

M J Sharble, Trustee

Mark J. Sharble, Trustee for the
Mary Jo Sharble Irrevocable Family Trust dated 2/20/16.

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark J. Sharble, Trustee,** the within named bargainors, 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 official seal at office, this 26th day of April, 2018.

Ollie Mai Parsley

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

M J Sharble

Affiant

Subscribed and sworn to before me this 26th day of April, 2018.

Ollie Mai Parsley

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public