WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 168045 DEEDWARR
11/28/2018 03:17:35 PM 2 pgs
Fees: $13.00 Taxes: $406.63

20181128-0116193

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00.

Meredith May
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/7/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael K. Sharp	Citizens Bank N.A	136100A03100CO
(NAME)	(NAME)	
2833 Lake Forest Drive	6100 Tower Circle, Suite 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Melissa Jill Bishop, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael K. Sharp, a single man**, hereinafter called the GRANTEE(S), his 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. 12, Unit 12, Condominium Site Plan Lots 11-14, 57-62, Section Three on the plan of Priest Lake Forest, of record in Plat Book 5800, Page 161, amended in Plat Book 5800, Page 263 and as established by Master Deed recorded in Book 5931, Page 645, Book 6123, Page 175 and Amendment to Master Deed recorded in Book 6124, Page 956, in Book 6199, Page 270 and in Instrument No. 200906020050792, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Melissa Jill Bishop by Warranty Deed from Gustavo Rodriquez, a married man, dated 11/15/2017, recorded 11/17/2017, of record in Instrument No. 20171117-0118031, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 5800, Page 161 and amended in Plat Book 5800, Page 263, Covenants, conditions, easements and restrictions recorded in of record in Book 5931, Page 645, Book 6123, Page 175, Amended Master Deed of record in Book 6124, Page 956, Book 6199, Page 270, Amendment to Master Deed of record in Instrument No. 20090602-0050792, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Covenants, conditions, easements and restrictions recorded in of record in Book 6021, Page 99, Amended Declaration of record in Book 6123, Page 176, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments

which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Articles of Amendment to the Charter of record in Book 7948, Page 628 and Warranty Deed of record in Book 9735, Page 744, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2833 Lake Forest Drive, Nashville, TN 37217

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 27th day of November, 2018.

Melissa Jill Bishop by Mollie Melissa Davey, Attorney in fact

Melissa Jill Bishop by Mollie Melissa Davey,
Attorney-In-Fact

State of Tennessee
County of Wilson

On this 27th day of November, 2018, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mollie Melissa Davey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Melissa Jill Bishop and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book *, Page _____, Register's Office of Davidson County, Tennessee. *20181128-0116192

Witness my hand and Official seal this 27th day of November, 2018.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122