BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
STEPHEN S. BOWDEN
ATTORNEY AT LAW
111 EAST COMMERCE STREET OFFICE
LEWISBURG, TN 37091
931/359-6238

Karen Y Johnson Davidson County
Batch# 174579 **DEEDWARR**
12/17/2018 09:09:31 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20181217-0122141

For Assessment Purposes:
Map 160-12-0, Parcel 009.00
Office of Davidson County, TN Assessor of Property
Property Address: 520 Hill Road, Nashville, TN 37220

WARRANTY DEED FROM: **AMARYLLUS H. SHARP, A SINGLE PERSON**

TO: **BRENT MORRIS AND WIFE, MARISSA WATSON**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable consideration, I, the undersigned, **AMARYLLUS H. SHARP, A SINGLE PERSON,** have this day bargained and sold, and do hereby sell, transfer and convey unto **BRENT MORRIS AND WIFE, MARISSA WATSON**, their heirs and assigns in fee simple, all our right, title, interest and estate in and to the following described realty located in Davidson County, Tennessee, to-wit:

Being Lot No. 1 on the Plan of Hillview Estates, Section 3, as of record in Book 4350, Page 161, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald B. Sharp and wife, Amaryllus H. Sharp, by deed from Randall L. Glover and wife, Patricia T. Glover, of record in Book 5652, Page 12, dated September 15, 1980, Register's Office of Davidson County, Tennessee. Amaryllus H. Sharp acquired the interest of Donald B. Sharp by Quitclaim Deed dated March 3, 2010, and recorded March 10, 2010, as Instrument #20100310-0018256, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Any existing easement for roads, rights of way and utilities which may affect the property.
2. All matters expressed, implied or noted on the Plan of Hillview Estates, Section 3, of record in Book 4350, Page 161, in the Register's Office of Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 4502, Page 920, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, in fee simple forever.

The GRANTOR covenants that she is lawfully seized and possessed of the granted realty and has a good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated; and that the GRANTOR will forever warrant and defend the title thereto unto the said GRANTEES, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand this 14th day of December, 2018.

Amaryllus H. Sharp

AMARYLLUS H. SHARP

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **AMARYLLUS H. SHARP,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2018.

NOTARY PUBLIC My Commission expires 1-26-2021.

NICKIE HAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY

STATE OF TENNESSEE
COUNTY OF Marshall

The undersigned makes oath that the value or consideration of this conveyance is $540,000.00.

Amaryllus H. Sharp

Affiant

Sworn to and subscribed before me this 14th day of December, 2018.

NOTARY PUBLIC My Commission expires 1-26-2021.

NICKIE HAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY

Name and Address of Owners and Persons Responsible for Payment of Real Property Taxes:
Brent Morris et ux,
Marissa Watson

1034 Woodvale Dr.

Nashville, TN 37204