WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $282,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of JANUARY, 2019. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jonathan Sharpes and Katelyn Sharpes	CHURCHILL MTG CORP	096 02 0 033.00
(NAME)	(NAME) STE	
121 Donelsonwood Dr	761 OLD HICKORY BLVD 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Remegilda C. Hill, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonathan Sharpes and Katelyn Sharpes, husband and wife**, hereinafter called the Grantees, their heirs and 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. 17, as shown on the map entitled the Plan of Donelsonwood Subdivision, of record in Book 2083, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert L. Brown and wife, Ethel M. Brown by Warranty Deed from H. L. Demonbreun and wife, Lola M. Demonbreun dated June 20, 1966 and recorded June 21, 1966 in Book 4028, Page 484, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert L. Brown by Quit Claim Deed from Sandra K. Warfield dated April 14, 2005 and recorded April 15, 2005 as Instrument No. 200504150041966, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Remegilda C. Hill, married by Warranty Deed from Angela Page Hood, Married dated January 4, 2018 and recorded January 8, 2018 as Instrument No. 201801080002180, in said Register's Office for Davidson County, Tennessee.

The subject property has been investment property for Grantor, and is not, nor has it ever been, the marital residence of Remegilda C. Hill and Darrell E. Hill. This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1900235SSO

Karen Johnson Davidson County
Batch# 191576 **DEEDWARR**
02/04/2019 03:36:05 PM 2 pgs
Fees: $13.00 Taxes: $1,043.40

20190204-0010564

unimproved ☐

This is improved ☒ property, known as 121 Donelsonwood Dr, Nashville, TN 37214

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 the 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 land 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 our hands this 31st day of January, 2019

Remegilda C. Hill

Remegilda C. Hill

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Remegilda C. Hill, a married woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2019.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: GRN-1900235SSO