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WARRANTY DEED

Karen Johnson Davidson County
Batch# 204081 DEEDWARR
03/11/2019 09:40:47 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20190311-0021791

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sharp Properties, LLC	Sharp Properties, LLC	12813001900
(NAME)	(NAME)	
1062 Harmon Springs Road	1062 Harmon Springs Road	
(ADDRESS)	(ADDRESS)	
Dickson, TN 37055	Dickson, TN 37055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Donald R. Savley and wife, Elizabeth C. Savley ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sharp Properties, LLC,** 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. 11 on the plan of B. V. 1776 Estates, of record in Book 5050, Page 76, Register's Office for said County.

Said Lot No. 11 fronts 150.01 feet on the broken southerly margin of Indian Springs Drive and extends back 316.65 feet on the westerly line and 250 feet on the easterly line to a dead line in the rear, measuring 164.53 feet thereon.

Being the same property conveyed to Donald R. Savley and wife, Elizabeth C. Savley by deed dated December 1, 1989 from James Denton Goodwin and wife, Glenda R. Goodwin of record in Book 7998, Page 613, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7605 Indian Springs Drive, Nashville, TN 37221
(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 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 my/our hands this 8th day of March, 2019.

Donald R. Savley

Elizabeth C. Savley

State of Tennessee
County of Davidson

On this 8th day of March, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Donald R. Savley and Elizabeth C. Savley, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 8th day of March, 2019.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 19-Sharp

