THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621120** Karen Johnson Davidson County Batch# 251835 DEEDWARR 07/02/2019 11:45:56 AM 2 pgs Fees: $13.00 Taxes: $1,276.50 20190702-0064509	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $345,000.00. Affiant Subscribed and sworn to before me, this 1st day of July, 2019. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: John Sharpe and Charlotte Sharpe 1653 Glenridge Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-13-0B-135.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Jefferson Woody and Jason Warner Woody,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Sharpe and Charlotte Sharpe, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 135, PHASE 3, RIVERSIDE, as shown on plat of record in Instrument No. 20001208-0121080, revised in Instrument No. 20010404-0032691, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Executor's Quitclaim Deed from William Dale Dietrich, Executor of the Estate of Diane W. Dietrich, deceased to William Jefferson Woody and Jason Warner Woody, as tenants in common as recorded on the 5th day of July, 2016 in Instrument No. 20160705-0068560, Order and Will in Docket No. 16P990 and recorded in Instrument No. 20160630-0067180 and Instrument No. 20160630-0067179 and Warranty Deed from Rochford Realty & Construction Co. Inc. to Diane Dietrich as recorded on the 15th day of February, 2002 in Instrument No. 20020215-0020015, in the Register's Office of Davidson County, Tennessee.

William Dale Dietrich having since died on July 14, 2016, and his life estate interest in said property hereby extinguishing upon his death.

Said property was never the marital residence of Grantors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 3, RIVERSIDE, as recorded in Instrument No. 20001208-0121080, revised at Instrument No. 20010404-0032691.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7405, Page 780; Instrument No. 20040419-0044162; Instrument No. 20091124-0108147 and Instrument No. 20091204-0111306.

Easement for water line, recorded in Book 6970, Page 275 and Book 6970, Page 284.

Easement for public utilities, recorded in Book 6970, Page 278.

Easement for permanent right-of-way, recorded in Book 6972, Page 45.

This is improved property located at 1653 Glenridge Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July, 2019.

William Jefferson Woody

Jason Warner Woody

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Jefferson Woody and Jason Warner Woody, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021