This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2019090022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $276,500.00

Karen Johnson Davidson County
Batch# 299643 DEEDWARR
10/11/2019 10:44:04 AM 2 pgs
Fees: $13.00 Taxes: $1,023.05
20191011-0104431

Sworn to and subscribed before me this 10th day of October, 2019.

Affiant

Notary Public

MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023

Address of New Owner:
Jan Sharpe
1367 Crown Point Place
Nashville, TN 37211

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
161-060A-206.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lisa A. Fenton, an unmarried woman** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jan Sharpe, a single woman** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 206 on the plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A - 1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lisa A. Fenton, an unmarried woman by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20100401-0024530 Register's Office for Davidson County, Tennessee, dated March 29, 2010 and recorded on April 01, 2010.

This is improved property known as **1367 Crown Point Place, Nashville, TN 37211.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 10th day of October, 2019.

Lisa A. Fenton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Lisa A. Fenton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of October, 2019.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023