This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P19-0793-D

Karen Johnson Davidson County
Batch# 316693 DEEDWARR
11/18/2019 10:37:53 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20191118-0118506

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Ervel Collins
7605 Indian Springs Drive
Nashville, TN 37221

Send Tax Bills To:
New Owner

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Sharp Properties, LLC , a Tennessee limited liability company

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ervel Collins and wife, Linda Collins

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, in the Register's Office of 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 Sharp Properties, LLC by deed from Donald R. Savley and wife, Elizabeth Savley, dated March 8, 2019, of record in Instrument Number 20190311-0021791, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right of way of Indian Springs Drive.

This property is subject to restrictions and reservations, of record in Book 5172, Page 237, in the Register's Office of Davidson County, Tennessee.

This property is subject to all matters as shown on plat of record in Plat Book 5050, Page 76, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 7605 Indian Springs Drive, Nashville, TN 37221

THIS CONVEYANCE IS SUBJECT TO: 2019 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hand(s) this the 15th day of November, 2019.

Sharp Properties, LLC

BY: _____

Michael ~~Ray~~ Perkins, Jr., Sole Member

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael Ray Perkins, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who upon his oath acknowledged himself to be the Sole Member of Sharp Properties, LLC, the within named bargainor and that as such Sole Member, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Michael Ray Perkins, JR. as such Sole Member..

Witness my hand and official seal this the 15th day of November, ~~2019~~.

_____
Notary Public

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 15th day of November, 2019.

_____
Notary Public

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 04-23-2023

My Commission Expires:_____

Map: 128 13 0 019.00