Karen Johnson Davidson County
Batch# 512780 DEEDWARR
11/10/2020 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $917.60
20201110-0131994

WARRANTY DEED

SHELLY M. WALLING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 04-16-2022

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $248,000.00.

Affiant

Subscribed and sworn to me on 11/02/2020.

NOTARY PUBLIC
My Commission Expires: 4-16-2022

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ronald L. Proper Kristin R. Proper 175 Wheeler Avenue Nashville, TN 37211	New owner	133 07 0 213.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Larry Glenn Sharpton and wife, Sella Colleene Sharpton, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Ronald L. Proper and Kristin R. Proper, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being lot No. 9 on the Plan of Farley Heights, First Addition, of record in Book 2330, Page 65, Register's Office for Davidson County, Tennessee.
>
> Said lot No. 9 fronts 117.4 feet on the Southerly margin of Wheeler Avenue and runs back 145.7 feet more or less on the Westerly line and 143.8 feet more or less on the Easterly line to a line at the rear measuring 117 feet thereon.
>
> Being the same property conveyed to Larry Glenn Sharpton and wife, Sella Colleene Sharpton, by Warranty Deed from Edward E. Smith and wife, Louise D. Smith, of record in Book 3991, Page 64, in the Register's Office of Davidson County, Tennessee, dated February 21, 1966 and recorded on February 24, 1966.
>
> This is improved property known as 175 Wheeler Avenue, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 11/02/2020.

Larry Glenn Sharpton
Larry Glenn Sharpton

Sella Colleene Sharpton
Sella Colleene Sharpton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 11/02/20, before me personally appeared Larry Glenn Sharpton and Sella Colleene Sharpton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 11/02/2020.

NOTARY PUBLIC

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-8-2021

True Copy Certification

I, Ashley Morgan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Shelly M. Walling, a notary public for this county and state, Ashley Morgan who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/16/2022

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022