Karen Johnson Davidson County
Batch# 528009 DEEDWARR
12/09/2020 10:44:41 AM 2 pgs
Fees: $13.00 Taxes: $1,298.33
20201209-0143513

WARRANTY DEED

KAYLA L DODD NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 05-15-2021 RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF DECEMBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-15-21

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 160, Brentwood, TN 37027
file # 20-8082H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Matthew Wilson and Turner Holt Wilson	New Owner	091-05-0W-040.00-CO
700 James Ave #28		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LEAH K. SHARP, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW WILSON AND TURNER HOLT WILSON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit 40 of the Rows of the Annex, as contained in Master Deed, of record in Instrument No, 20170501-0042517, shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions for 670 James Robertson Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20180516-0046957, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leah K. Sharp, a single woman by Warranty deed from 670 James Avenue, LLC of record in Instrument No. 20190627-0062598 Register's Office for Davidson County, Tennessee, dated June 12, 2019 and recorded on June 27, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 700 James Ave #28, Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 7th day of December, 2020.

Leah K. Sharp

Leah K. Sharp

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, LEAH K. SHARP, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of December, 2020.

Notary Public

Sondra Brown State of Tennessee Notary Public Davidson County

My Commission Expires: 4/23/2024

File #: 20-8082H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 160

Brentwood, TN 37027