WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

DM-TAG-21-984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 692805 **DEEDWARR**
08/09/2021 10:26:03 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20210809-0106749

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Grant Sharp and Devon Sharp	**First Horizon Bank**	
(NAME) **984 Davidson Drive**	(NAME) **165 Madison Avenue**	**115 02 0 082.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Memphis, TN 38103**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CHANDLER HOOD AND KYRA STORM HOOD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES GRANT SHARP AND DEVON SHARP, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 172 on the Plan of Crest Meade, Section III, of record in Plat Book 2331, Page 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chandler Hood and Kyra Storm Hood, husband and wife, by Warranty Deed from Richard Houston and Melissa Houston, husband and wife, of record in Instrument No. 20181119-0113565, in the Register's Office of Davidson County, Tennessee, dated November 15, 2018 and recorded on November 19, 2018.

This conveyance is subject to:
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Crest Meade Section III, as recorded in Plat Book 2331, Page(s) 150 and revised in Plat Instrument No. 20011206-0134222.

• Property Taxes for the year 2021, a lien not yet due and payable.
• Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2602, Page 129.

• Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4786, Page 474.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **984 Davidson Drive, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 sha'l be applicable to all genders.

Witness my/our hand(s) this the 28th DAY OF JULY, 2021.

Chandler Hood

Kyra Storm Hood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHANDLER HOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KYRA STORM HOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212