BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220139389

Karen Johnson Davidson County
Batch# 815472 **DEEDWARR**
03/04/2022 10:30:18 AM 2 pgs
Fees: $13.00 Taxes: $7,122.50

20220304-0024896

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,925,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of March, 2022.

Notary Public
My Commission Expires: My Commission Expires 10/2/23

STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. KEVIN MONTGOMERY

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Suzanne R. Sharpton and Walter Sharpton 3623 Woodmont Blvd Nashville TN 37215	New Owner	Tax Parcel ID No. 117 05 0 134.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura A. Gatto, Trustee of the Laura A. Gatto Living Trust dated June 30, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Suzanne R. Sharpton and Walter Sharpton, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos 7 & 8, Block C, Revised Plan of the Life and Casualty Co's Subdivision of Woodmont Acres, of record in Book 843, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Laura A. Gatto, Trustee, or her successor in interest, of the Laura A. Gatto Living Trust dated June 30, 2016, by Quitclaim Deed from Laura A. Gatto, a single person, of record in Instrument No. 20211112-0151101, in the Register's Office for Davidson County, Tennessee, dated November 9, 2021 and recorded on November 12, 2021.

Being the same property conveyed to Laura A. Gatto, a single person, by Warranty Deed from Timothy C. Harvey, of record in Instrument No. 20180730-0074273, in the Register's Office for Davidson County, Tennessee, dated July 25, 2018 and recorded on July 30, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Plan of The Life & Casualty Insurance Co's Subdivision of Woodmont Acres, as recorded in Plat Book 843, Page(s) 102.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20181129-0116441.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps & Appurtenances, recorded in Instrument No. 20160630-0067028.

This is improved property located at 3623 Woodmont Blvd Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of March, 2022.

Laura A. Gatto Living Trust dated June 30, 2016

Laura A Gatto

By: Laura A. Gatto, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura A. Gatto, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Laura A. Gatto Living Trust dated June 30, 2016, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of March, 2022.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023