WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.

(AFFIX SEAL)

#305
RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katharine J. Sparks	Katharine J. Sparks	117-7B-304
(NAME)	(NAME)	
3184 Hillsboro Road	2020 Claylick Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	White Bluff, TN 37187	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Leslie V. Moss F/K/A Leslie Marie Vermillion, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHARINE J. SPARKS, WIFE AND HUSBAND PHILLIP S. SPARKS, 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:

All that certain tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Unit No. 304 on the Plan of The Claridge, of record in Book 5800, Page 63, in the Register's Office for Davidson County, Tennessee, together with storage room S-19 and garage G-8 as shown on said plan, together with an undivided interest in the common elements of The Claridge Homeowner's Association, all as described in Book 5896, Page 607, et seq., said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leslie Marie Vermillion by Deed from Mary E. Phillips, of record in Instrument Number 20010727-0079942, Register's Office for Davidson County, Tennessee.

Leslie Marie Vermillion is one in the same person as Leslie Vermillion.

Subject property has never been marital residence of the grantor.

unimproved ☐
This is improved ☒ property, known as 3184 Hillsboro Rd., Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Davidson County DEEDWARR
Recvd: 07/09/02 12:46 2pgs
Fees:13.00 Taxes:540.20
20020709-0082398

Witness my/our hand(s) this 21st day of June, 2002.

Leslie V. Moss by Mary Phillips as Attorney in fact

Leslie V. Moss, by
Mary Phillips
as Attorney In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this June 21, 2002 before me personally appeared Mary Phillips, the person who executed the foregoing instrument on behalf of Leslie V. Moss, a/k/a Leslie Marie Vermillion and acknowledged that she executed the same as the free act and deed of the said Leslie V. Moss a/k/a Leslie Marie Vermillion, through Power of Attorney granted Mary Phillips by the said Leslie V. Moss a/k/a Leslie Marie Vermillion.

Witness my hand and official seal at Nashville, Tennessee this 21st day of June, 2002.

Commission expires: November 7, 2004

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Deborah K. Devine

Deborah K. Devine Notary Public