Davidson County DEEDWARR
Recvd: 05/25/06 10:01 2 pgs
Fees:13.00 Taxes:682.00

20060525-0061417

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,325.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Rebecca Robin Sparks	SAME	091-16-0
4410 Elkins Avenue		GROUP
Nashville, Tennessee 37209		PARCEL 065.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Four Thousand Three Hundred Twenty Five Dollars and Zero Cents ($184,325.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kathryn J. Fuller, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Rebecca Robin Sparks, unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the westerly 19.0 feet of Lot No. 309 and the easterly 21.0 feet of Lot No. 311 of Block No. 13 on the Plan of Charlotte Park Company's First Addition to Nashville as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID parts of Lots No. 309 and 311 front together 40.0 feet on the northerly side of Elkins, formerly 2nd Avenue, and run back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Kathryn J. Fuller, unmarried, by deed dated November 22, 2002, from Rundi A. Ream, unmarried, of record as Instrument No. 20021126-0146526 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 4410 Elkins Avenue, Nashville, Tennessee 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 Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 this 19th day of May, 2006.

Kathryn J. Fuller

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

