File No. 270800167

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/31/07 12:34 2 pgs
Fees:13.00 Taxes:636.40

20070831-0105034

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie D. Armstrong	Stephanie D. Armstrong	064160D13100CO
(NAME) 2225 Crescent Valley Lane	(NAME) PO BOX 961206 MSN-SV22	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) FT. WORTH, TX 76161	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, Jason A. Sparks and wife, Abigail Sparks**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie D. Armstrong, a married woman and Husband Anthony Armstrong**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 289 on the Plan of Section Three, Truxton Park, as of record in Instruent number 20011024-0116272, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jason A. Sparks, married by deed from Keree L. Riha by and through Miguel A. Cazarin Attorney-in-Fact, and husband, Miguel A. Cazarin of record in Instrument number 20051123-0141947, Register's Office for said County.

Subject to all matters as set forth per Instrument number 20011024-0116272, Register's Office of said County.

Restrictive Covenants of record in Instrument numbers: 20001030-107559; amended at 20010522-0052910 and 20020123-0009419, Register's Office of said County.

Easement as shown of record in Instrument number 20050311-0027266 and Book 4910, page 838, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument number 20001101-0108603, Register's Office for said County.

By-Laws as shown of record in Instrument number 20001101-0108604, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2225 Crescent Valley Lane, Hermitage, TN 37076

(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 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 shall be applicable to all genders.

Witness my/our hands this 24th day of August, 2007.

Jason A. Sparks

Abigail Sparks

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jason A. Sparks and wife, Abigail Sparks the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24th day of August, 2007.

Commission expires:
10-12-08

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

Notary Public

File Number: 270800167

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122