This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Adam Killgore
5238 Village Way
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Mortgage Lenders of America, LLC
8400 West 110th, Suite 500
Overland Park, KS 66210

MAP	**161-11**
GROUP	**E**
PARCEL	**12.00co**

Davidson County DEEDWARR
Recvd: 08/12/08 12:59 2 pg:
Fees:13.00 Taxes:567.95

20080812-0082942

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kenneth L. Sparks and wife, Marilyn M. Sparks,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Adam Killgore, unmarried and Nicole L. Sullivan, unmarried, as joint tenants with right of survivorship**, 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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Villages of Brentwood, Phase VIII, Section II, of record in Plat Book 6200, page 769, as amended in Book 7900, page 57, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth L. Sparks and wife, Marilyn M. Sparks by deed from Larry Byrd of record in Book 10844, page 325, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **5238 Village Way, Nashville, Tennessee 37211.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the 17 day of **July, 2008.**

Kenneth L. Sparks

Marilyn M. Sparks

STATE OF FLORIDA
COUNTY OF Orange

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kenneth L. Sparks and wife, Marilyn M. Sparks**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 17 day of July, 2008.

NOTARY PUBLIC

My Commission Expires: 3/31/09

DAWN DINKEL
MY COMMISSION # DD 413870
EXPIRES: March 31, 2009
Bonded Thru Notary Public Underwriters

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $153,500.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of July, 2008.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5-8-12

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY