File No. 281000047

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2008.

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: 1/11/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 11/07/08 11:45 2 pgs
Fees:13.00 Taxes:558.70
20081107-0110943

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith Megan E. Wingo	Pinnacle National Bank	095-11-0-029.00
(NAME)	(NAME)	
2315 Cloverdale Rd.	211 Commerce St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37201	
(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, **Gwynette Petty and Denise Ledbetter, devisees under the last Will and Testament of Mary Katherine Sparkman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Judith Megan E. Wingo and husband, James Lee Wingo**, hereinafter called the grantee(s), 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. 69, Merry Oaks Subdivision, as shown on plat of record in Plat Book 1835, Page 67 and Page 68, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Alexander P. Sparkman Jr. and wife, Mary Katherine Sparkman, by Warranty Deed from William A. Bauer and A. E. Sanders of record in Book 2035, Page 229, dated January 30, 1952 and filed for record on February 4, 1952, Register's Office for Davidson County, Tennessee.

Being the same property devised to Gwyn S. Petty and Denise S. Ledbetter, devisees under the Last Will and Testament of Mary Katherine Sparkman of record under Docket 08P1085 Probate Court, Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 1835, Pages 67 and 68, Register's Office for Davidson County, Tennessee.

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 **2315 Cloverdale Rd., Nashville, TN 37214**
(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), 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), 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 30th day of October, 2008.

Denise Ledbetter, devisee

Gwynette Petty, devisee

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Denise Ledbetter and Gwynette Petty with whom I am personally acquainted and who upon their oath acknowledged themselves to be the devisees of the Last Will and Testament of Mary Katherine Sparkman the within named bargainer, and that, Denise Ledbetter and Gwynette Petty, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 30th day of October, 2008.

Commission expires: 4-15-12

Notary Public

File Number: 281000047

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

JESSICA TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY