WARRANTY DEED

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

X Charles Douglas Cagle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2009.

LaTrece McAdoo
Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

BOX 13
15050

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Douglas Cagle	Mortgage Investors Group	176-1A-27
(NAME)	(NAME)	
5192 Singing Hills Drive	8320 East Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Knoxville, TN 37923	
(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, Russell Sparkman and wife, Amber Sparkman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Douglas Cagle, 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. 27 on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Russell Sparkman and wife, Amber Sparkman, by deed of record in Instrument No. 20020731-0091753, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5192 Singing Hills Drive, Antioch, TN 37013
(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.

BILL GARRETT, Davidson County
Trans:T20090029758 DEEDWARR
Recvd: 05/05/09 13:47 2 pgs
Fees:13.00 Taxes:614.20
20090505-0041136

Witness our hands this 30th day of April, 2009.

Russell Sparkman

Amber Sparkman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell Sparkman and Amber Sparkman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2009.

Commission expires: 3/20/2010

Notary Public

LaTrece McAdoo
Notary Public
My Comm. Exp
03/20/2010
State of
TENNESSEE
Davidson County