WARRANTY DEED

M. EUGENE HAFFNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2ND DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires (AFFIX SEAL) November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha Sparks		06409023800
(NAME)	(NAME)	
320 Brandiwood Ct		
(ADDRESS)	(ADDRESS)	
Hold Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Patrick A Walsh and wife Kelly C Walsh**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Martha N. Sparks, and Paul Sparks**, wife and husband 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 78, SOUTHFORK, SECTION ONE, as shown on plat of record in Plat Book 6250, Pages 384 and 385, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Patrick A. Walsh and wife Kelly C. Walsh by Warranty Deed from Jackie L. Harper Jr. and wife Sheila L. Harper, recorded on the 23rd day of April, 1998 in Book 10896, Page 597, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 320 Brandiwood Ct, Hold Hickory, TN 37138

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, has 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:T20090068439 DEEDWARR
Recvd: 10/07/09 09:09 2 pgs
Fees:13.00 Taxes:554.63
20091007-0093289

Witness our hands this 2nd day of October, 2009.

Patrick A Walsh

Kelly C Walsh

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Patrick A Walsh and Kelly C Walsh**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of October, 2009.

TASATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

MY COMMISSION EXPIRES:
November 7, 2011