03

Rudy Title

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF January, 2010.

Notary Public

MY COMMISSION EXPIRES: 2/11/13
(AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

R-MH-10-832

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kevin L. Sparkman	New Owner (NAME)	
832 1st Avenue North (ADDRESS)	(ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	82-14-A-62.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAREK L. JACKSON, AN UNMARRIED MAN AND JACOB BELL, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN L. SPARKMAN, AN UNMARRIED MAN, AS TO AN UNDIVIDED THREE-FOURTHS INTEREST AND STEVEN L. SPARKMAN AND WIFE, TERRY G. SPARKMAN, AS TO AN UNDIVIDED ONE-FOURTH INTEREST, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 832 AS SPECIFIED ON THE PLAT SHOWN IN THE MASTER DEED, ON THE PLAN OF RIVERFRONT CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY MASTER DEED FOR RIVERFRONT CONDOMINIUMS, OF RECORD UNDER INSTRUMENT NO. 20051221-0153160, AS AMENDED IN INSTRUMENT NO. 20051228-0155671, AND SECOND AMENDMENT IN INSTRUMENT NO. 20060518-0058640, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF RIVERFRONT CONDOMINIUMS FOR PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "E" TO THE MASTER DEED OF RECORD UNDER INSTRUMENT NO. 20051221-0153160, AS AMENDED IN INSTRUMENT NO. 20051228-0155671, AND SECOND AMENDMENT IN INSTRUMENT NO. 20060518-0058640, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO DAREK L. JACKSON, UNMARRIED MAN, AND JACOB BELL, UNMARRIED MAN BY WARRANTY DEED FROM RIVERFRONT CONDOMINIUMS PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, RECORDED ON THE 29TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060629-0078098, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 832 1st Avenue North, Nashville, Tennessee 37203
(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.

BILL GARRETT, Davidson County
Trans:T20100007858 DEEDWARR
Recvd: 02/08/10 14:16 2 pgs
Fees:13.00 Taxes:425.50

20100208-0010017

Witness my/our hand(s) this 29th day of January, 2010.

Darek L. Jackson

Jacob Bell

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darek L. Jackson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of January, 2010.

Notary Public

My Commission Expires: 12-10-2012

(SEAL)

(STATE OF Missouri
COUNTY OF Saint Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacob Bell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of January, 2010.

Notary Public

My Commission Expires: 04/16/2011

(SEAL)

ALICIA M. SIMPSON, NOTARY PUBLIC
NOTARY SEAL
STATE OF MISSOURI
COUNTY OF ST. LOUIS
COMMISSION # 07035312
MY COMMISSION EXPIRES 04/16/2011

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903