BILL GARRETT, Davidson County
Trans:T20110011902 DEEDWARRSP
Recvd: 02/28/11 10:53 4 pgs
Fees:23.00 Taxes:425.50
20110228-0015855

This instrument prepared by:
Fidelity Residential Solutions
7330 San Pedro, Suite 300
San Antonio, TX 78216
630260 8022474
Marcy Rafferty

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		59-162.00
(NAME) Ashley Denise Sparkman	(NAME) PrimeLending	
(STREET ADDRESS OR ROUTE NUMBER) 2615 Whites Creek Pike	(STREET ADDRESS) 18111 Preston Road, Suite 900	
(CITY) (STATE) (ZIP) Nashville, TN 37207	(CITY) (STATE) (ZIP) Dallas, TX 75252	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Prudential Relocation, Inc. a Corporation organized and exisiting under the laws of the State of Colorado, with an office and principal place of business at 16260 North 71st Street, 2nd Floor Reception, Scottsdale, AZ 85254, have this day bargained and sold, and do hereby transfer and convey unto the said Ashley Denise Sparkman, a single woman the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached "Exhibit A".

Being that same property described in and conveyed to the Grantor herein by Special Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 115,000.00

Affiant Elaine Williams

Subscribed and sworn to before me this the 25th day of February, 2011

Notary Public Mary Birthright

My commission expires: 11/7/11
(Affix Seal)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

This is unimproved ( ), known as 2615 Whites Creek Pike, Nashville, TN 37207
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

Whenever 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 hand this 5th day of October, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Prudential Relocation, Inc.

By: _____

Printed Name: Josh Asbal

Its: Asst Sec

(Corporate Seal)

STATE OF TEXAS
COUNTY OF BEXAR

Before me, Sky M. Mulkey, a Notary Public of the State and County aforesaid, personally appeared Josh Asrar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Asst Sec of the Prudential Relocation, Inc., a corporation, the within named bargainor, a corporation, and that he as such Asst Secretary being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Asst Secretary.

Witness my hand and official seal, at office in San Antonio, Texas, this 5th day of October, 2009.

Sky M. Mulkey
Notary Public

(This area for official notarial seal)

My Commission Expires: 10-09-12

SKY M. MULKEY
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 10-09-2012

Exhibit "A"

Beginning at a point in the Easterly margin of Whites Creek Pike said point being the Northwest corner of the E. T. Nightingale tract, and 100 feet northerly from the northwest corner of the Charles W. Bender's tract; thence N 56 deg. 15' East 435.6 feet to a point in the northerly line of the E.T. Nightingale tract; thence north 36 deg. 45' west 100 feet to a point; thence south 56 deg. 15' west 435.6 feet along N. G. Simons' southerly line to a point in the easterly line of Whites Creek Pike; thence south 36 deg. 45' east along the easterly margin of said Whites Creek Pike to the point of beginning.

Also described as land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Andrew Garrett Property of record in Instrument Number Plat Book 4470, page 51, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Thomas P. Stewart, Jr. and Tonya G. Stewart, husband and wife by deed from Eugene C. Talley and Merdine Talley, husband and wife of record as Instrument No. 20020325-0035852, in the Register's Office for Davidson County, Tennessee, dated March 15, 2002.

Further, being the same property conveyed to Prudential Relocation, Inc. by deed from Thomas P. Stewart, Jr. and Tonya G. Stewart, husband and wife, of record in Instrument No. 20101005-0079773, Register's Office for Davidson County, Tennessee, dated September 28, 2009.