THIS SPACE PROVIDED
FOR RECORDER'S USE ONLY:

BILL GARRETT, Davidson County
Trans:T20110028769 DEEDWARR
Recvd: 05/13/11 14:44 2 pgs
Fees:13.00 Taxes:367.69
20110513-0036935

This Instrument Prepared By
And When Recorded Return To: (New Owner/Tax Bills)
Steven L. Sparkman
Post Office Box 2058
Plant City, Florida, 33564-2058

Tax Parcel Number: 82-14-A-62.00 CO

WARRANTY DEED

THE GRANTOR,

-**KEVIN L. SPARKMAN**, a single person,
for and in consideration of: $99,375.00 grants, bargains, sells, conveys and warranties to

the GRANTEES:

-**STEVEN L. SPARKMAN** and **TERRY G. SPARKMAN**, 703 West Pinedale Drive, Plant City, Hillsborough County, Florida, 33563,

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee:

An undivided three-fourths interest in that certain tract or parcel of land more particularly 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. 2006-518-0058640, 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; AND BEING CONVEYED TO 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, BY WARRANTY DEED FROM DAREK L. JACKSON, UNMARRIED MAN, AND JACOB BELL, UNMARRIED MAN, RECORDED ON THE 29TH DAY OF JANUARY, 2010 IN INSTRUMENT NO. 20100208-0010017, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Subject to: the lien of General Taxes for the year 2011 and thereafter, which are not yet due and payable; Master Deed for Riverfront Condominiums of record in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and further amended in Instrument No. 20060518-0058640, and matters of record shown on Exhibit E thereof including an owner's certificate, easements, setback lines and notes; Charter of Riverfront Condominium Association, Inc. of record in Instrument No. 20051216-0151344; By-laws of record in Instrument No. 20090109-0002382; Quitclaim deed conveying common area, of record in Instrument No. 20061229-0161139; Memorandum of Lease with Web Service Co. of record in Book 11233, Page 522; Agreement for subordination and non-disturbance of record in Book 11405, Page 552; easements of record in Book 2098 Page 166, Book 2303 Page 437, Book 2199 Page 537, Book 7228 Page 400, and Book 11112 Page 881; and Deed of Trust of record in Instrument No. 20100208-0010018; all references "of record" herein referring to records maintained in the Office of the Register of Deeds of Davidson County, Tennessee.

The Grantor hereby covenants with the Grantees that, except for those matters set forth in the immediately preceding paragraph, Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantees, their heirs and assigns against all lawful claims whatsoever.

Grantor Signature:

Dated: 13 May 2011

Kevin L. Sparkman
832 1st Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 13th day of May, 2011, before me personally appeared Kevin L. Sparkman, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed same as his free act and deed.

Affix Notary Seal in space below:

Notary Public
My commission expires 7/7/2014

PATRICIA L. MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $99,375.00.

Affiant
Affiant's Name: Kevin L. Sparkman

SUBSCRIBED AND SWORN TO BEFORE ME this 13th day of May, 2011.

Affix Notary Seal in space below:

Notary Public
My commission expires 7/7/2014

PATRICIA L. MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 7, 2014