WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110038502 DEEDWARR
Recvd: 06/28/11 10:17 2 pgs
Fees:13.00 Taxes:660.45
20110628-0049252

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$178,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: 9-8-13

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS/DESC
Jennifer Koss	First Community Mortgage	104-16-OB-004.00
(NAME)	(NAME)	
2005 B Ashwood Ave	275 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Gerald B. Sprowls, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jennifer Koss, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 Parcel 4 on the Plan of Ashwood Court Townhouse Condominiums, of record in Book 5200, page 436, Register's Office for Davidson County, Tennessee, (Known as 2005-B Ashwood Avenue), together with all rights and appurtenances pertaining thereto, including a one-eighth interest in all common areas, as set forth in the Master Deed for the Ashwood Court Townhomes Condominiums of record in Book 5932, page 778, said Register's Office, to which reference is here made.

Being the same property conveyed to Gerald B. Sprowls by Deed from Harold W. Clark, Sr., and wife, Gloria G. Clark of record in Book 6980, page 352, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

All matters set forth per Plat Book 5200, page 436, and Book 5932 page 778, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2005-B Ashwood Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-3337
SMG TN Warranty Deed

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/or 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/or 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.

Witness my hand this 24th day of June, 2011

Gerald B. Sprowls by
Lisa S. MacClay
Gerald B. Sprowls Atty in fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Sprowls MaClay, with whom I am personally acquainted and who proved herself to be the attorney in fact of Gerald B. Sprowls and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of June, 2011.

Notary Public
My Commission Expires: 11/10/13

WILLIAMSON COUNTY
K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC

~~RETURN TO:~~
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Return To:

Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214