RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30119
(Davidson County File Box 9-B)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11070730

BILL GARRETT, Davidson County
Trans:T20110044829 DEEDWARR
Recvd: 07/25/11 13:01 2 pgs
Fees:13.00 Taxes:740.00
20110725-0056749

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of July, 2011.

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public
My Commission Expires: My Commission Expires FEB. 19, 2013

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeremy Robb and Carlyn Robb 3184 Hillsboro Pike Nashville TN 37215	~~New Owner~~ Pinnacle Natl Bank 150 3rd Avenue So, Ste. 900 Nashville, TN 37201	Tax Parcel ID No. 117-07-0B-304.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katharine J. Sparks and Phillip S. Sparks, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremy Robb and Carlyn Robb, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 304 on the Plan of The Claridge, of record in Book 5800, Page 63, in the Register's Office for Davidson County, Tennessee, together with storage room S-19 and garage G-8 as shown on said plan, together with an undivided interest in the common elements of The Claridge Homeowner's Association, all as described in Book 5896, Page 607, et seq., said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katharine J. Sparks, wife and husband Phillip S. Sparks by Warranty Deed from Leslie V. Moss F/K/A Leslie Marie Vermillion, married, recorded on the 9th day of July, 2002 in Instrument No. 20020709-0082398, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE CLARIDGE, as recorded in Plat Book 974, Page(s) 92 and Plat Book 5800, Page 63.

Terms and provisions of by-Laws in Master Deed recorded in Book 5896, Page 607.

Charter of The Claridge Homeowners' Association recorded in Book 5822, Page 328 and Book 7687, Page 221.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE CLARIDGE Condominium of record in Book 5896, Page 607; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 3184 Hillsboro Pike Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2011.

Phillip S. Sparks

Katharine J. Sparks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katharine J. Sparks and Phillip S. Sparks, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2011.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014