THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11070746** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Katharine J. Sparks Affiant Subscribed and sworn to before me, this2nd day of September, 2011. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20110054802 DEEDWARR
Recvd: 09/06/11 08:53 2 pgs
Fees:13.00 Taxes:1036.00
20110906-0068591

WARRANTY DEED

Address New Owner: Phillip S. Sparks and Katharine J. Sparks 2708 Woodlawn Drive Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-15-0-374.00

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, **Brigitte Lois Cecile Sparks now known as Brigitte Lois Edwards and Jerome Albert Sparks as the heirs of Yvette Sophie Sparks** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Phillip S. Sparks and wife, Katharine J. Sparks** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 50 feet of the Easterly 150 feet of the Southerly one-half of Lot No. 23 on the Plan of Belair, of record in Book 332, Page 6, Register's Office for said County.

Said part of Lot No. 23 fronts 50.0 feet on the Northerly margin of Woodlawn Drive and extends back between parallel lines 192 feet to a dead line in the rear.

Warranty Deed from Annie Ruth Stroud (an unmarried woman) to Phillip Stiles Sparks et ux Yvette Sophie Sparks as recorded on the 19th day of December, 1978 in Deed Book 5376, Page 994, re-recorded in Deed Book 5579, Page 781.

Phillip Stiles Sparks and wife, Yvette Spohie Sparks having divorced, said property was conveyed to Yvette Sophie Sparks in Book 6046, Page 854 in the Register's Office of Davidson County, Tennessee and re-recorded in Deed Book 6496, Page 544 to correct the legal description.

Yvette Sophie Sparks having died on February 9, 2011 in Davidson County, Tennessee. The Last Will and Testament of Yvette Sophie Sparks admitted to Probate on March 30, 2011 Probate Case No. #11P247, in the Seventh Circuit Court of Davidson County, Tennessee. Said Last Will and Testament devised all property both real and personal to her children, Brigitte Lois Cecile Sparks (now known as Brigitte Lois Edwards) and Jerome Albert Sparks who now join in this conveyance.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELAIR, as recorded in Plat Book 332, Page(s) 6.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2708 Woodlawn Drive Nashville TN 37212.

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 2nd day of September, 2011.

Brigitte Lois Cecile Sparks now known as Brigitte Lois Edwards

Jerome Albert Sparks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brigitte Lois Edwards and Jerome Albert Sparks, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the only heirs of Yvette Sophie Sparks.

Witness my hand, at office, this 2nd day of September, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED