WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120025126 DEEDWARR
Recvd: 04/05/12 14:47 2 pgs
Fees:13.00 Taxes:406.63
20120405-0029409

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,901.00

Steven L. Sparkman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2012.

JULIE R HOBBS
MY COMMISSION # EE154431
EXPIRES September 29, 2015
(407) 398-0153 FloridaNotaryService.com

Julie R Hobbs
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristi C. Newcomb	new owner	082140a06200co
(NAME)	(NAME)	
832 1st Ave. North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Steven L. Sparkman and wife, Terry G. Sparkman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristi C. Newcomb and Robert D. Newcomb, wife and husband, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, 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 et 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 Kevin L. Sparkman and, unmarried and Steven L. Sparkman and wifeTerry G. Sparkman, by deed from Darek L. Jackson unmarried and Jacob Bell, unmarried of record in Instrument No. 20100208-0010017. The said Kevin L. Sparkman having since conveyed his interest to Steven L. Sparkman and Terry G. Sparkman, by deed of record in Instrument No. 20110513-0036935, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 832 1st Ave. North, Nashville, TN 37201

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 our hands this 30th day of March, 2012.

Richard Cipriano

Steven L. Sparkman

Steven L. Sparkman

Julie R Hobbs

Terry G. Sparkman

Terry G. Sparkman

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven L. Sparkman and Terry G. Sparkman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin~~ Plant City Florida, ~~Tennessee~~ this 30th day of March, 2012.

Commission expires:

Julie R Hobbs

Notary Public

JULIE R HOBBS
MY COMMISSION # EE134731
EXPIRES September 29, 2015
(407) 398-0153 FloridaNotaryService.com