Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $119,900.00

Patty Parsons
Affiant

Subscribed and sworn to before me, this 28th day of June, 2012.

Dana Delworth
Notary Public
My commission expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

05-1206-65616

Address of New Owner:	Send Tax Bills to:	Tax Information
Sara K. Sparks 802 Cleves Street Old Hickory TN 37138	Wells Fargo Bank, N.A. 101 North Phillips Avenue Sioux Falls, SD 57104	044-15-0-161.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Amy Johnson Tower, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sara K. Sparks, unmarried, hereinafter called the Grantees, their successors and 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 Lot No. 247, on the Plan of Village of Old Hickory, Section "A", of record in Plat Book 1424, Page 68 (erroneously referred to as Plat Book 1428, Page 68 in previous deeds), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David L. Drummond by deed from Shaun Donovan, the Secretary of Housing and Urban Development, of Washington, D.C. , dated July 8, 2010, recorded July 20, 2010 in Instrument No. 20100720-0056660, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Amy Johnson Tower by deed from David L. Drummond, dated December 21, 2011, recorded December 22, 2011 in Instrument No. 20111222-0100051, Register's Office for Davidson County, Tennessee.

Bud Tower, spouse of Amy Johnson Tower, joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 802 Cleves Street, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120050759 DEEDWARR
Recvd: 07/11/12 08:26 2 pgs
Fees:13.00 Taxes:443.63
20120711-0060614

WITNESS my hand this 28th day of June, 2012.

Amy Johnson Tower Bud Tower

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amy Johnson Tower and Bud Tower, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 28th day of June, 2012.

State of Tennessee at Large

My Commission expires
4|23|2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014