BILL GARRETT, Davidson County
Trans:T20130018543 DEEDWARR
Recvd: 03/06/13 15:03 2 pgs
Fees:13.00 Taxes:728.90
20130306-0022538

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW13154

Send Tax Bills To:
F&M Bank
10 Cadillac Drive, Suite 100
Brentwood, TN 37027

New Owner is:
Christopher M. Davis
113 Walking Horse Court
Nashville, TN 37211

MAP: 172-08-0B-010.00

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Troy O. Sparks and wife, Elizabeth A. Sparks**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Christopher M. Davis and wife, Jessica Simone Davis** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **113 Walking Horse Court, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 10 on the Revised Final Plat, Phase One, Bridle Downs, of record in Plat Book 6900, Pages 701-703 and Surveyor's Certificate of Correction of record in Book 8169, Page 240, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Troy O. Sparks and wife, Elizabeth A. Sparks by Warranty Deed from Michael J. Cassidy and wife, Susan S. Cassidy dated 12/30/04 and recorded 1/11/05 in Instrument Number 20050111-0003993, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 1st day of March, 2013.

GRANTOR(S):

TROY O. SPARKS

ELIZABETH A. SPARKS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Troy O. Sparks and Elizabeth A. Sparks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 1st day of March, 2013.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$197,000.00**.

AFFIANT

SWORN TO and subscribed before me this 1st day of March, 2013.

NOTARY PUBLIC
My commission expires: 12-06-16

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY