BILL GARRETT, Davidson County
Trans:T20130019163 DEEDWARR
Recvd: 03/08/13 11:55 2 pgs
Fees:13.00 Taxes:264.55
20130308-0023360

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 71,500.00

Affiant

Subscribed and sworn to before me, this 4th day of March, 2013.

Notary Public

My commission expires: _____

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
DONALD LEE MCSPARRAN **MELODY A MCSPARRAN**	**NEW OWNER**	**06016012900**
2826 JONES AVE	**SAME**	
NASHVILLE, TN 37207		

FOR AND IN 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 ACKNOWLEDGE, WE,

TRUMAN C BOWLING, UMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DONALD LEE MCSPARRAN and MELODY A MCSPARRAN, HUSBAND AND WIFE

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 Lot No. 20-C on an unrecorded survey by Ralph W. C. Lambert, dated February 22, 1954, of a subdivision of Lot No. 20 on the Plan of Joywood Heights, Section III, and being triangular in shape and more particularly described as follows:

BEGINNING at a point in the southwesterly margin of Jones Avenue at the common corner of Lots Nos. 20-B and 20-C; thence with the line between said Lots, southwesterly 275 feet to a point; thence northeasterly with the line between Lots 20-C and 20-D, 275 feet to a point in the southwesterly margin of Jones Avenue; thence with the margin of the same, around a curve having a radius of 275 feet, northwesterly 70 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO TRUMAN C BOWLING BY WARRANTY DEED FROM MAVER B DUNCAN, A SINGLE WOMAN DATED 07/17/98 AND RECORDED ON 07/24/98 IN BOOK 11033, PAGE 95, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2826 JONES AVE, NASHVILLE, TN 37207.

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 in 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 my/our hand(s) this 4th day of March, 2013.

TRUMAN C BOWLING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, TRUMAN C BOWLING, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2013.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON