ADDRESS NEW OWNER:
Jimmy Sparkman
Sandra F. Sparkman
8109 Settlers Way
Nashville, TN 37221

SEND TAX BILL TO:

New Owner

BILL GARRETT, Davidson County
Trans:T20130029672 DEEDWARR
Recvd: 04/11/13 11:47 2 pgs
Fees:13.00 Taxes:791.80
20130411-0035973

MAP & PARCEL NOS.:
126-15-0 A 272 CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Scott W. Morefield and Wendy L. Morefield, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jimmy Sparkman and Sandra F. Sparkman, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Section Seven, Boone Trace at Biltmore, of record in Instrument No. 20011003-0107279, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott W. Morefield and Wendy L. Mennenga, tenants in common with right of survivorship, from Jeff Wood and wife, Michelle Leigh Wood, by Warranty Deed recorded on March 31, 2004, in Instrument No. 20040331-0036113, Register's Office for Davidson County, Tennessee.

The said Scott W. Morefield and Wendy L. Mennenga have since married each other. Wendy L. Mennenga is now known as Wendy L. Morefield.

This is property with a common address of **8109 Settlers Way, Nashville, TN 37221**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year and all subsequent years, said taxes for the current year being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Instrument No. 20011003-0107279, said Register's Office, and all matters therein; 3) Restrictive Covenants in Instrument No. 20010717-0075902 and 20011119-0126832, said Register's office; 4) Overhead Easement of record in Book 8992, Page 62, said Register's office; 5) Stormwater Detention Agreement in Instrument No. 20001120-0114598, said Register's Office; 6) Charter for Homeowners Association in Book 9607, Page 534, said Register's Office; 7) Quitclaim Deed for Open Space to Boone Trace HOA in Instrument No. 20011119-0126831, said Register's Office; 8) Any and all restrictions and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10th day of April, 2013.

Scott W. Morefield

Wendy L. Morefield FKA Wendy L. Mennenga

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Scott W. Morefield and Wendy L. Morefield FKA Wenda L. Mennenga, husband and wife,** with whom I am personally acquainted, or who 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 office this **10th** day of **April 2013.**

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

File No. 1304-054

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $214,000.00.

Affiant

Subscribed and sworn before me this 10th day of April, 2013.

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013