This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $85,000.00

Affiant

Subscribed and sworn before me this the
2nd day of August, 2013.

Notary Public
My commission expires: 3/18/14

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Steve DeSoto	New Owner	147-2-98
217 Bateman Ave		
Franklin, TN 37067		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RAY A. SPARKMAN, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STEVE DESOTO, MARRIED AND ANTHONY DESOTO, MARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 3 on the Plan of Battery Crest, Section II, as of record in Book 2900, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and legal description

Being the same property conveyed to Ray A. Sparkman, unmarried, by Warranty Deed from Ronald L. Milsap, unmarried; dated August 12, 1994, of record in Book 9438, page 801, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 547 Harding Place, Nashville, TN 37211.

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/or assigns, forever. Grantors covenant with 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, 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 successors, 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 hand this the 2nd day of August, 2013.

Ray A. Sparkman

BILL GARRETT, Davidson County
Trans:T20130069038 DEEDWARR
Recvd: 08/12/13 12:07 2 pgs
Fees:13.00 Taxes:314.50
20130812-0084317

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ray A. Sparkman, 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 and official seal this 2nd day of August, 2013.

My commission expires: 9/9/14

Notary Public

