WARRANTY DEED	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE- EXEMPT

THIS INSTRUMENT WAS PREPARED BY:

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Davidson County DEEDWARR
Recvd: 08/14/13 15:30 3 pgs
Fees:17.00 Taxes:0.00
20130814-0085558

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Metropolitan Government of Nashville and Davidson County	EXEMPT	043-01-0-148.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Donald D. Sparks, Jr. and wife Susan B. Sparks, hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto Metropolitan Government of hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 1, OAKWOOD, as shown on plat of record in Plat Book 5210, Page 149, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Donald D. Sparks, Jr. and wife, Susan B. Sparks by Warranty Deed from Michael W. Sanders and wife, Rebecca L. Sanders, recorded on the 28th day of March, 1986 in Deed Book 6815, Page 240, in the Register's Office of Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 1221 Sylvia Drive, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands on August 9, 2013.

Donald D. Sparks, Jr.

Susan B. Sparks

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 9, 2013, before me personally appeared Donald D. Sparks, Jr. and Susan B. Sparks to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 9, 2013.

NOTARY PUBLIC

My Commission Expires: 1/6/15

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford

State of Tennessee
County of Davidson

Personally appeared before me, Lindsey G. Boswell, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Lindsey G. Boswell
Notary's Signature

My commission expires: 8/23/14