Prepared by:
Mark B. Leedom, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $114,500.00

Affiant

Subscribed and sworn to before me, this 7th day of February, 2014.

Notary Public
My commission expires: 8-2014

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Comm. Expires August 20, 2014

Address of New Owner:	Send Tax Bills to:	Tax Information
Karen Sparks 4134 Ames Drive Nashville, TN 37218	Peoples Home Equity 150 N. Seven Oaks Knoxville, TN 37922	05906001500

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EDWARD MORRIS and DAVID G. WHITE, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to KAREN SPARKS and HOMER SPARKS, wife and husband, hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Buena Vista Estates, section 3, of record in Book 4175, Page 139, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Edward Morris and David G. White by quitclaim deed from Edward Morris dated 6/21/13 of record in Instrument No. 20130626-0065740, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Edward Morris by deed from CLL, LLC by deed dated 6/21/13 of record in Instrument No. 201306260065739, said Register's Office. Grantors herein make oath that the within described property is solely investment property and has not been occupied by either as a principal or marital residence.

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 4134 Ames Drive, Nashville, TN 37218.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 7th day of February, 2014.

BILL GARRETT, Davidson County
Trans:T20140010117 DEEDWARR
Recvd: 02/12/14 10:21 2 pgs
Fees:13.00 Taxes:423.65
20140212-0012360

EDWARD MORRIS

DAVID G. WHITE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Edward Morris and David G. White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 7th day of February, 2014.

Notary Public

My Commission expires: 3-30-15