THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February 2014. Pam S Houser Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)
MAIL TO: Jim R. Vanderpool, P.C. 256 Seaboard Lane, Suite G-104 Franklin, TN 37067	PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sylvia Lois Sparks	Same	MAP 149-05A
238 Pepper Ridge Circle		PARCEL 238.00CO
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Betty Virginia Felts Carter unmarried**

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

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:

Land in Davidson County, Tennessee, being Unit No. 238, Phase Two, Pepper Ridge Condominium ,of record in Plat Book 6900, page 689, Registers office for Davidson County, Tennessee, and as established in Master Deed and Declaration of Covenants, Conditions, Restrictions of record in Book 7466, page 249, and shown in Annexation of Land for Phase Two, of record in Book 7572, page 222, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eugene G. Frontauria and wife Betty V. Frontauria by Warranty Deed from H M Properties, Inc., a Tennessee corporation of record in Book 7572, page 231, Registers office for Davidson County, Tennessee;

Being the same property conveyed to Betty Virginia Frontauria, an unmarried woman by Quitclaim Deed from Eugene Frontauria of record in Book 8686, page 128, Registers office for Davidson County, Tennessee;

Being the same property conveyed to Betty Virginia Felts Carter by Quitclaim Deed from Betty Virginia Frontauria (now Betty Virginia Felts Carter), of record in Instrument No. 20091229-0117939, Registers office for Davidson County, Tennessee,

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **238 Pepper Ridge Circle, Antioch, TN 37013.**

BILL GARRETT, Davidson County
Trans:T20140011500 DEEDWARR
Recvd: 02/19/14 08:34 2 pgs
Fees:13.00 Taxes:257.15
20140219-0014043

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 is 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 hand( ) this the 14th day of February, 2014.

Betty Virginia Felts Carter

Betty Virginia Felts Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Betty Virginia Felts Carter** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14th day of February, 2014.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14th day of February, 2014.

My Commission expires: _____

_____
Notary Public