BILL GARRETT, Davidson County
Trans:T20140034395 DEEDWARR
Recvd: 05/16/14 13:47 2 pgs
Fees:13.00 Taxes:814.00
20140516-0042374

**THIS INSTRUMENT PREPARED BY:**
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1185

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Teresa Sparks<br>7123 Riverfront Dr<br>Nashville, TN 37221 | Churchill Mortgage Corp.<br>761 Old Hickory Blvd.<br>Suite 400<br>Brentwood, TN. 37027 | 126-16-A-470.00 |

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2014.

Notary Public

My Commission Expires: 12-10-2017
(Affix Seal)

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

# 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 of which is hereby acknowledged **Robert M. Dixon and Jessica L. Dixon, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Teresa Sparks,** ~~an unmarried individual~~ and husband, * **("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

*James O. Sparks

Land in Davidson County, Tennessee, being Lot No. 469 on the final plat of Riverwalk, Phase 3-B, as shown by the plat appearing of record in Instrument No. 20060106-0002328, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert M. Dixon and Jessica L. Dixon by Special Warranty Deed from Deutsche Bank National Trust Company, as trustee on behalf of GSAA Home Equity Trust 2006-16, dated February 11, 2008, recorded February 29, 2008, in Instrument No. 20080229-0020001, Register's Office for Davidson County, Tennessee.

**Teresa Sparks and Teresa L. Sparks are one and the same person.**

This is improved property located at: **7123 Riverfront Drive, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of **April, 2014.**

**GRANTOR(S)**

Robert M. Dixon

Jessica L. Dixon

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robert M. Dixon** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 24th day of **April, 2014.**

Notary Public

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires June 1, 2015

My Commission Expires: 6-1-15

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jessica L. Dixon** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 25th day of **April, 2014.**

Notary Public

My Commission Expires: 6-1-15

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires June 1, 2015