BILL GARRETT, Davidson County
Trans:T20140040834 DEEDWARR
Recvd: 06/10/14 14:15 2 pgs
Fees:13.00 Taxes:764.09
20140610-0050435

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Sergey Motorny & Sarah Motorny
2605 Lumar Lane
Nashville, TN 37214

SEND TAX BILL TO:
New Owner

MAP/PARCEL 084-12-0-111.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Anthony Sparrow and wife, Lindsey Sparrow,** has this day bargained and sold, and does hereby transfer and convey unto **Sergey Motorny and Sarah Motorny, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Lincoya Hills of record in Plat Book 1835, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 28 fronts 110 feet on the Southerly side of Lumar Lane and runs back 213.8 feet on the Easterly line and 150.2 feet on the Westerly line, to a dead line, measuring 124 feet thereon.

Being the same property conveyed to Anthony Sparrow and wife, Lindsay Sparrow by deed from James E. Cawthorne, Jr. and Lynn Cawthorne, as tenants in common of record in Instrument No. 20110420-0030551 Register's Office for Davidson County, Tennessee, dated April 11, 2011 and recorded on April 20, 2011.

Lindsey Sparrow and Lindsay Sparrow are one and the same person.

This is improved property known as: **2605 Lumar Lane, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon

inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 1835, page 91, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 6th day of June, 2014.

Anthony Sparrow

Lindsey Sparrow

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Anthony Sparrow and Lindsey Sparrow,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 6th day of June, 2014.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 8/3/15

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $206,512.00.

AFFIANT

Subscribed and sworn to before me this the 6th day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.