WARRANTY DEED

BOX 50-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,650.00

Rhonda Sparks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2014

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kathryn Joyce Abbott	Cardinal Financial Co.	142100B07100CO
(NAME)	(NAME)	
508 Belle Pointe Court	3701 Arco Corporate Dr., #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Charlotte, North Carolina 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140047830 DEEDWARR
Recvd: 07/03/14 14:20 2 pgs
Fees:13.00 Taxes:579.61
20140703-0059045

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rhonda K. Sparks,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kathryn Joyce Abbott,** 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:

Being Unit No. 71 on the plan of Belle Pointe, Phase IV, a Planned Unit Development, of record in Book 6900, page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Craig Sparks and wife, Rhonda K. Sparks, by deed from Christianne L. Roumie, unmarried, dated 7/22/04 of record in Instr. No. 20040723-0088077, Register's Office for Davidson County, Tennessee. Craig and Rhonda Sparks having divorced, Craig Sparks Quitclaimed all of his interest to Rhonda Sparks of record in Instr. No. 20131104-0114179, said Register's Office.

NOTE: Rhonda K. Sparks is one and the same person as Rhonda Keen and Rhonda Sparks.

This conveyance is subject to 2014 taxes, prorated and assumed by the Grantee; all matters on the plan of record in Book 6900, page 44, Declaration of Covenants, Conditions, and Restrictions as set out in Book 6689, page 772, as amended in Book 6702, page 409, Book 6959, page 733, and Instr. No. 20051027-0130021, By-Laws in Book 6689, page 73, amended in Book 7409, page 224, Book 7851, page 215, Book 8016, page 858, Book 9319, page 443, and Instr. No. 20020130-0013252, Charter of Belle Pointe Homeowners Association of record in Book 6762, page 261, Deed to Common Area as set out in Book 6999, page 982, said Register's Office. Subject to the assessment of homeowners association fees, if any.

unimproved ☐

This is improved ☑ property, known as 508 Belle Pointe Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 1st day of July, 2014.

Rhonda K. Sparks

Rhonda K. Sparks

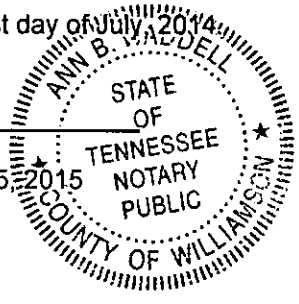
State of Tennessee
County of Williamson

Personally appeared before me Rhonda K. Sparks, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of July, 2014.

A B Waddell

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015



File No.: 2014-087