Davidson County DEEDWARR
Recvd: 07/29/14 11:00 3 pgs
Fees:18.00 Taxes:1146.63
20140729-0067210

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$309,900.00.**

Affiant

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

Notary Public

My commission expires: 11/3/15
(AFFIX SEAL)

ELIZABETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Emily and David Adams	Regions Bank dba Regions Mortgage	**129-12-0-028.00**
1013 Edwin Warner Drive	2050 Parkway Office Circle	
Nashville, TN 37205	Birmingham, AL 35244	

FOR AND IN 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, WE,

Jeffrey J. Sparks and wife, Robin A. Sparks

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

Emily P. Adams and husband, David R. Adams

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 Lot No. 222 on the Plan of Warner Park Valley, Section 1, of record in Plat Book 3600, pages 12 thru 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 222 fronts 100 feet on the norhterly margin of Edwin Warner Drive and extends back 164.69 feet on the northeasterly line and 198.54 feet on the southsterly line to a dead line in the rear measuring 105.57 feet thereon.

Being the same property conveyed to JEFFREY J. SPARKS AND WIFE, ROBIN A. SPARKS, by deed from CHARLES S. BUSH AND WIFE, LYNN S. BUSH, of record in Book 11259, page 698, dated December 17, 1998, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR; Matters shown on the Plan of record in Plat Book 3600, pages 12 thru 14; Restrictive Covenants contained in instrument of record in Book 3466, page 89, as amended in Book 3577, page 511, and Book 3702, page 465, Register's Office for Davidson County, Tennessee.

This is improved property known as **1013 Edwin Warner Drive, Nashville, TN 37205**.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 hand(s) this 28th day of July, 2014.

Jeffrey J. Sparks

Robin A. Sparks

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jeffrey J. Sparks and wife, Robin A. Sparks**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **July, 2014.**

Notary Public

My Commission Expires: 11/3/2015



True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017