BOX 10-B

BILL GARRETT, Davidson County
Trans:T20140068368 DEEDWARR
Recvd: 09/12/14 15:30 2 pgs
Fees:13.00 Taxes:159.10
20140912-0083932

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Diondria E. Sparks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2014.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DIONDRIA E. SPARKS, ET VIR	**SAME**	**092-09-0-330.00**
(NAME) **3304 D FELICIA STREET**	(NAME) **515 BASSWOOD DR. #A-11**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **NASHVILLE, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, STEVEN PAUL NUNLEY, DARLENE MARIE NUNLEY AND CHRISTOPHER PAUL NUNLEY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIONDRIA E. SPARKS AND HUSBAND, ERNEST W. LIPFORD,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the west 25 feet of Lot(s) 58, as shown on the map entitled Resubdivision of the Wilcox Property, of record in Plat Book 421, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said West part of Lot 58 fronts 25 feet on the north side of Felicia Street and extends back between parallel lines 125 feet to a 20 foot alley on which it measures 25 feet.

Being the same property conveyed to OSCAR COOPER JR. and wife, VIOLA MARIE COOPER, by deed from MALLERNEE REALTY COMPANY, INC., of record in Book 2648, page 384, dated May 29, 1967, said Register's Office. The said VIOLA MARIE COOPER having since died on or about September 20, 1984, leaving the said OSCAR COOPER JR. as the surviving tenant by the entirety. The said OSCAR COOPER JR. having since died intestate, on or about January 10, 2003. The subject property passed to his daughter, GLADYS MARIE COOPER, being his sole heir at law, as evidenced by Affidavit of Heirship of record as Instrument No. 20140908-0082071, said Register's Office. GLADYS MARIE COOPER married and became known as GLADYS MARIE NUNLEY. The said GLADYS MARIE NUNLEY, having since died intestate, on or about July 3, 2010. The subject property passed to her children, DARLENE MARIE NUNLEY, CHRISTOPHER PAUL NUNLEY and STEVEN PAUL NUNLEY, as evidenced by Affidavit of Heirship of record as Instrument No. 20140908-0082072, said Register's Office.

See Limited Power of Attorney for CHRISTOPHER PAUL NUNLEY of record as Instrument No. 20140826-0077775 Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney for DARLENE MARIE NUNLEY of record as Instrument No. 20140908-00872073 Register's Office for Davidson County, Tennessee.

This is not the principal residence of any of the Grantors herein.

This conveyance is subject to matters shown on the plan of record in Book 421, page 42, said Register's Office and any and all other easements, restrictions and conditions which may affect said premises of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 3304 D FELICIA STREET, NASHVILLE, TN 37209
(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 our hands this **12th day of SEPTEMBER, 2014.**

Christopher Paul Nunley
By: Steven Paul Nunley, Attorney in fact for Christopher Paul Nunley

CHRISTOPHER PAUL NUNLEY
By: Steven Paul Nunley, Attorney in Fact for Christopher Paul Nunley

Darlene Marie Nunley
By: By: Steven Paul Nunley, Attorney in fact for Darlene Marie Nunley

DARLENE MARIE NUNLEY
By: By: Steven Paul Nunley, Attorney in Fact for Darlene Marie Nunley

Steven Paul Nunley

STEVEN PAUL NUNLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of September, 2014, before me personally appeared **STEVEN PAUL NUNLEY**, Attorney-in-Fact for **CHRISTOPHER PAUL NUNLEY** and **DARLENE MARIE NUNLEY**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **CHRISTOPHER PAUL NUNLEY** and **DARLENE MARIE NUNLEY**, and who acknowledged that he executed the same as the free act and deed of **CHRISTOPHER PAUL NUNLEY** and **DARLENE MARIE NUNLEY.**

Witness my hand and official seal at Nashville, Tennessee this **12th** day of **September, 2014.**

My Commission expires: **May 5, 2015.**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

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 **STEVEN PAUL NUNLEY**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of **SEPTEMBER, 2014**.

My commission expires: MAY 5, 2015

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public