RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN145005

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140084227 DEEDWARR
Recvd: 11/07/14 10:33 2 pgs
Fees:13.00 Taxes:321.90
20141107-0102982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2014.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erica Free 5326 Edmondson Pike, #5 Nashville, TN 37211	Same address as new owner	161-01-0-A-029.00 CO

FOR AND IN CONSIDERATION of the sum of Eighty Seven Thousand and 00/100 Dollars ($87,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CAROLINE CORRINE PRICE-SPARROW (FORMERLY KNOWN AS CAROLINE CORRINE PRICE), MARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ERICA FREE, AN UNMARRIED WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit 5326, #5, on the Plan of Danbury Condominiums, shown as Exhibit "C" to the Master Deed of record in Book 6612, Page 75, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Caroline Corrine Price, a single woman, by Deed dated May 30, 2012 and recorded June 4, 2012, of record in Instrument Number 20120604-0048305, as corrected by Corrected Deed dated May 30, 2012 and recorded June 5, 2012, of record in Instrument Number 20120605-0049050, both in the Register's Office for Davidson County, Tennessee. The said Caroline Corrine Price having since married and is now known as Caroline Corrine Price-Sparrow.

The address of the herein described property is believed to be 5326 Edmondson Pike, #5, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on Master Deed of record in Book 6612, Page 75; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

I, **RONALD SPARROW,** husband of the aforesaid **CAROLINE CORRINE PRICE-SPARROW,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that I might have in said property.

WITNESS OUR HANDS, this the 31st day of October, 2014.

Caroline Corrine Price Sparrow

CAROLINE CORRINE PRICE-SPARROW

RONALD SPARROW

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Caroline Corrine Price-Sparrow and Ronald Sparrow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of October, 2014.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY