BILL GARRETT, Davidson County
Trans:T20140094342 DEEDWARR
Recvd: 12/17/14 10:19 2 pgs
Fees:13.00 Taxes:222.00
20141217-0115302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 60,000.00

Bradford Bell
Affiant

Subscribed and sworn to before me, this 19th day of November, 2014.

Elizabeth Maison
Notary Public

My commission expires: 2.11.16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BELL PROPERTY INVESTMENT, LLC	**NEW OWNER**	**05913000604**
3241 KINGS LANE	PO Box 363 ~~SAME~~	
NASHVILLE, TN 37218	Brentwood, TN. 37024	

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 ACKNOWLEDGE, WE,

KAREN SPARKS, MARRIED

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

BELL PROPERTY INVESTMENT, LLC

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:

A certain lot or parcel of land situate, lying and being in the 13th Civil District of Davidson County, State of Tennessee, and more particularly described as follows:

Being a part of the Treppard Tract, J.R. Coarsey, Trustee, as follows:

Beginning at an iron pin in the southerly R.O.W. line of Kings Lane, said iron pin being 740 feet easterly from the northwest corner of the Treppard Tract; thence, easterly along said southerly R.O.W. line of Kings Lane, 200 feet along a curve having a radius of 3844.4 feet to an iron pin; thence south 14°20' east 356.4 feet to an iron pin; thence south 54"02' west along the northerly margin of Lot No. 223, Treppard Heights Subdivision, Sec. No. 7, of record in book 2900, page 13, Register's Office for Davidson County, Tennessee, 20 feet to a concrete monument; thence south 22 °09' west 161.1 feet to an iron pin, said iron pin being the northwest corner of lot No. 221 and the northeast corner of lot No. 220 Treppard Heights Subdivision, Sec. No. 7, of record in book 2900, page 13, Register's Office for said County; thence south 18 '02' west 101 feet to an iron pin in the northerly boundary line of lot No. 219, Treppard Heights Subdivision, Sec. No. 7, of record in book 2900, page 13, Register's Office for said County; thence north 13 '30' west 646.5 feet to the point of beginning, containing 2.24 acres, more or less.

BEING THE SAME PROPERTY CONVEYED TO KAREN SPARKS, BY QUITCLAIM DEED FROM KATHY JEFFRIES AND TRACY TURNER, DATED 09/23/2011 AND RECORDED ON 09/26/2011 IN INSTRUMENT NUMBER 20110926-0074173 AND ALSO RECORDED IN INSTRUMENT NUMBER 20140609-0049815, REGISTER'S OFFICE FOR DAVIDSON COUNTY,

TENNESSEE. HOMER SPARKS HEREBY SIGNS TO CONVEY ANY INTEREST HE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3241 KINGS LANE, NASHVILLE, TN 37218.

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 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 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 hand(s) this 19th day of November, 2014.

Karen Sparks
KAREN SPARKS

Homer Sparks
HOMER SPARKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KAREN SPARKS AND HOMER SPARKS , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2014.

Elizabeth Maison
Notary Public

My Commission Expires: 8-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY