WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2015

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

Emily Kornbau
State of Tennessee
Notary Public
Sumner County
My Commission Expires June 16, 2018

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Shannon M. Conn	Ameris Bank	Parcel ID:
3341 Towneship Road	1800 Parkway Pl., Ste. 820	15011014000
Antioch, TN 37013	Marietta, GA 30067	

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

Felecia Renea Sparkman, a/k/a Felicia Renea Sparkman and Roger L. Sparkman, Jr.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Shannon M. Conn ~~and husband, Justin J. Conn~~ , married as
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. 201 on the Plan of Towne Village of The Country, Section Three, as of record in Book 5200, Page 268 and 269, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Felicia Renea Sparkman by Quitclaim Deed from Cynthia Burkeen, devisee of the Estate of Sandra Starlene Lovell, of record in Instrument 20141112-0104142, said Register's Office, dated November 6, 2014.

This conveyance is subject to Restrictive Covenants of record in Book 5635, Page 545, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5200, Page 268 and 269, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3341 Towneship Road, Antioch, TN 37013

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 1st day of June, 2015.

Felecia Renea Sparkman

Roger L. Sparkman, Jr.

BILL GARRETT, Davidson County
Trans:T20150045535 DEEDWARR
Recvd: 06/10/15 08:13 2 pgs
Fees:13.00 Taxes:444.00
20150610-0054418

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 Felecia Renea Sparkman and Roger L. Sparkman, Jr., 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 and official seal at Nashville, Tennessee, this 1st day of June, 2015.

My Commission Expires: 7-2-15

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.