BILL GARRETT, Davidson County
Trans:T20150076981 DEEDWARR
Recvd: 09/10/15 10:17 2 pgs
Fees:13.00 Taxes:558.70
20150910-0091884

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15567FA

Send Tax Bills To:
Sparkle Rentals, LLC
4681 Chandler Road
Hermitage, TN 37076

New Owner is:
Sparkle Rentals, LLC
4681 Chandler Road
Hermitage, TN 37076

MAP: 108-04-0A

PARCEL: 008.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Anita Joy Gray, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Sparkle Rentals, LLC**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **711 Kennington N., Nashville, TN 37214**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 8 on the plan of Section One, Villages of Larchwood, as of record in Book 7900, Page 106, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Anita Joy Gray by Quitclaim Deed from Anita Joy Turner, through Betty Lou Taylor, trustee, dated 6/7/00 and recorded 7/20/00 in Instrument No. 20000720-0071616; and being the same property previously conveyed to Anita Joy Turner, unmarried, by Warranty Deed from Mona L. Davis Colbert and husband, Dennis L. Colbert, dated 4/30/93 and recorded 5/3/93 in Book 8935, Page 363, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 20th day of August, 2015.

GRANTOR(S):

Anita Joy Gray

ANITA JOY GRAY

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Anita Joy Gray**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 20th day of August, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$151,000.00**.

Rita Bailey

AFFIANT

SWORN TO and subscribed before me this 20th day of August, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires: _____