Davidson County DEEDWARR
Recvd: 10/21/15 11:28 2 pgs
Fees:13.00 Taxes:1365.67
20151021-0107040

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,100.00

John S Sparks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF OCTOBER, 2015.

Laurie Matheny
Notary Public

MY COMMISSION EXPIRES: 10-5-19
(AFFIX SEAL)

LAURIE MATHENY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New Owners	MAP-PARCEL NO(S)
John S. Sparks and Norma I. Sparks	SAME	172 14 0B 090.00
(NAME)	(NAME)	
4660 Sterling Cross		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Sixty-Nine Thousand One Hundred And No/100 Dollars ($369,100.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mark Andrew Slagle, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **John S. Sparks and Norma I. Sparks, husband and wife**, 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:

Being Lot No. 90, on the Plan of Winfield Park, Phase 1, Section 1, of record in Book 9700, Pages 765, 766, 767 and 768, as revised in Plat Instrument No. 200103130024108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark A. Slagle, unmarried by Warranty Deed from Franklin Heritage Homes, LLC a Tennessee Limited Liability Company dated January 28, 2005 and recorded February 3, 2005 as Instrument No. 200502030012728, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 4660 Sterling Cross, Nashville, TN 37211

File Number: FRN-154109

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 I do covenant with the said Grantees that wI am 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 I do further covenant and bind myself, my 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 hand this 19th day of October, 2015.

Mark Andrew Slagle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark Andrew Slagle, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of October, 2015.

Laurie Mathis Harris
Notary Public

My Commission Expires: 3-25-18

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for jhis County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-18

Shelly M Smith

Commission Expires
4-24-2018

File Number: FRN-154109