WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$223,000.00.**

Affiant

Subscribed and sworn to before me this 29 day of Feb, 2016.

Notary Public
My Commission expires: 3-8-16
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20160019456 DEEDWARR
Recvd: 03/09/16 14:33 2 pgs
Fees:13.00 Taxes:825.10
20160309-0022724

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Adrian Sperka	Same	033-15-0-109.00
116 Campbell Court	←	
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Danny C. Hale and wife, Jeannine B. Hale**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Adrian Sperka, unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 11 on the plan of Green Forest Subdivision, of record in Book 3700, page 8, 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 Danny C. Hale and wife, Jeannine B. Hale, by deed from Louis C. Palmer and wife, Billie D. Palmer, on July 15, 1992, of record in Book 8678, page 489, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3700, page 8, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3889, page 383, Register's Office for Davidson County, Tennessee.
- Easment of record in Book 6861, page 785, Register's Office for Davidson County, Tennessee.

This is improved property known as: **116 Campbell Court, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 29, 2016.

Danny C. Hale

Jeannine B. Hale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Danny C. Hale and wife, Jeannine B. Hale** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 29, 2016

My commission expires 7/8/19

Notary Public

