BILL GARRETT, Davidson County
Trans: T20160021438 DEEDWARR
Recvd: 03/16/16 09:44 2 pgs
Fees: 13.00 Taxes: 666.00
20160316-0024860

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 11th day of March, 2016.

Notary Public

My commission expires: 12-22-19

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC 22, 2019

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dan D. Haskins **Donna S. Haskins**	**NEW OWNER**	**04411017800**
20 Jones Circle	**20 Jones Circle**	
Old Hickory, TN 37138	**Old Hickory, TN 37138**	

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,

Donna Sparks Haskins, Devisee with Power of Sale under the Last Will and Testament of Bessie Louise Sparks

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

Dan D. Haskins and Donna S. Haskins, 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. 31, River Vista Subdivision, Village of Old Hickory, as shown on plan recorded in Book 1424, page 118, in the Register's Office for Davidson County, Tennessee. Said lot fronts 31 feet on the west side of Jones Circle, and extends back 175.4 feet on the north line and 173.5 feet on the south line to a dead line measuring 77.5 feet thereon.

Being the same property conveyed to Casto H. Sparks and wife, Bessie B. Sparks, by deed from Billy C. Dorrisi dated August 9, 1977 of record in Book 5182, page 714, Register's Office for Davidson County, Tennessee. Casto H. Sparks died on 9/27/88 leaving Bessie B. Sparks as surviving tenant by the entirety. Bessie B. Sparks died on 6/18/15 and by Last Will and Testament admitted to probate in the Probate Court of Davidson County, Tennessee, No. 2015PR317, Donna Sparks Haskins, devisee under said Last Will and Testament, was directed to sell the real property hereinabove described.

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 20 Jones Circle, Old hickory, TN 37138.

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 11th day of March, 2016.

Donna Sparks Haskins, Devisee with Power of Sale under the Last will and Testament of Bessie Louise Sparks

Donna Sparks Haskins, Devisee with Power of Sale under the Last Will and Testament of Bessie Louise Sparks

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Donna Sparks Haskins, 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 11th day of March, 2016.

Notary Public

My Commission Expires: 12-22-19

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

STLE-370646-0290