PROPERTY TAX INFORMATION:

OWNER: Elizabeth Sharpe Spraggs
3415 W. End Ave. Apt, 1108
Nashville, TN 37203

SEND TAX BILLS TO: same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group/Parcel: 104060A123.00

Davidson County DEEDWARR
Recvd: 03/28/16 11:20 3 pgs
Fees:18.00 Taxes:507.83
20160328-0028631

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the undersigned **Glenda S. Flexner, Trustee of The Ferrell Living Trust**, has bargained and sold and does hereby transfer and convey unto **Elizabeth Sharpe Spraggs and husband, Aaron Spraggs,** their heirs and assigns, forever, that certain tract or parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 1106 on the Plan of Continental Condominiums of record in Plat Book 5200, Page 399, as amended in Book 6135, Page 788 and Book 6435, page 549, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to **The Ferrell Living Trust** by Warranty Deed dated April 27th, 2015 from **Neil Farrar** of record in Instrument No. 20150501-0039652 in the Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the same is unencumbered, except by lien of the 2016 property taxes which Grantees who agree to pay the same in full when due.

The undersigned further covenants and bind itself, its successors and assigns, to forever warrant and defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantees upon delivery of this deed.

WITNESS THE HAND OF THE UNDERSIGNED by its duly authorized officer, this the 25th day of March, 2016.

The Ferrell Living Trust

By: _____
Glenda S. Flexner, Trustee of The Ferrell Living Trust

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, Glenda S. Flexner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself, to be the Trustee of The Ferrell Living Trust , the within named bargainor, Trust, and she, as such Trustee, being authorized so to do, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained by signing the name of the Trust by herself as such Trustee.

WITNESS MY HAND AND OFFICIAL SEAL on this the 25th day of March, 2016.

_____
NOTARY PUBLIC

JACK EVANS GRIT... STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHER...

My commission expires:
8-22-16

STATE OF TENNESSEE)
ss
COUNTY OF RUTHERFORD)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 137,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me, on this 25th day of March, 2016.

_____
NOTARY PUBLIC

KRISTIN L. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BEDFORD

My Commission Expires: 8-22-16

True Copy Certification

I, Jack E. Gritton, II, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Rutherford

Personally appeared before me, Kristin L. Brown, a notary public for this county and state, Jack E. Gritton, II who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTIN L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD

My Commission Expires: 3-13-19
Notary' Seal