THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16037071** BILL GARRETT, Davidson County Trans:T20160045871 DEEDWARR Recvd: 06/01/16 09:37 2 pgs Fees:13.00 Taxes:1068.93 20160601-0054808	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $288,900.00 Affiant Subscribed and sworn to before me, this 18th day of May, 2016. Notary Public My Commission Expires: 02/26/17 NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Diane Judson 4328 Barnes Cove Drive Nashville TN 37211-7150	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173-09 0A 793.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kyle Andrew Sparks, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Diane Judson, a single woman**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 762 on the Plan of Section Two of Phase Eight Lenox Village of record in Plat at Instrument No. 20070413-0044640, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kyle Andrew Sparks by Warranty deed from Minkel Cedeno and Marian Soto, husband and wife of record in Instrument No. 20150304-0019017 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 04, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20070413-0044640, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, Instrument 20021226-0158458, Instrument 20060321-0032383, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Master Restrictive Covenants in Instrument 20020315-0032825 and Instrument 20021226-0158459 and Instrument 20060321-0032382, Register's Office for Davidson County, Tennessee.

Charter for HOA in Instrument 20010412-0045831, Register's Office for Davidson County, Tennessee.

Easements for sanitary sewer, storm drainage and water main with appurtenances in Instrument 20010918-0100850 and Instrument 20010918-0100852, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement in Instrument 20020628-0078164 and Instrument 20051213-0149579, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easements in Instrument 20010918-0100849 and Instrument 20010918-0100851, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 4328 Barnes Cove Drive Nashville TN 37211-7150

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of May, 2016.

Kyle Andrew Sparks

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kyle Andrew Sparks, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2016.

Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY