BILL GARRETT, Davidson County
Trans:T20160070945 DEEDWARR
Recvd: 08/16/16 09:49 4 pgs
Fees:23.00 Taxes:74.00
20160816-0085217

**Prepared By & Return To:**
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-2129TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00.

Rita Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of August, 2016.

D. Gwyn
Notary Public

Commission Expiration: 5/8/18

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Pedro Rosas<br>438 Green Ln.<br>Whites Creek, TN 37189 | SAME AS NEW OWNER | 04900015300 |

## WARRANTY DEED

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 ACKNOWLEDGED, WE, **Estate of Irma Toy Sprinkler**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pedro Rosas** 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:

Property known as 438 Green Ln. Whites Creek, TN 37189, County of Davidson

A small tract of land in the 12th Civil District of Davidson County, Tennessee, being part of a tract of 191.6 acres conveyed to J.A. Williams, Jr. by two deeds of record in Book 587, Page 3, Register's Office and in Book 576, Page 527, Register's Office for said County, and described according to a copy of survey thereof made 3/7/1942, by Z.J. Wilkinson, Surveyor, as follows:

Beginning at a point in the center line of Green Lane, 300 feet west of a spike, which spike is at the southeast corner of the property conveyed to Raymond Spears, by deed of record in Book 1341, Page 460, said Register's Office; said point likewise being the southwest corner of the lots of Spears, and being 100 feet west of the said Spears southwest corner; thence with the center line of Green Lane 100 feet to a point; thence north 20 degrees west 600 feet more or less to a point; thence south 86 degrees west 100 feet to a point; thence south 20 degrees east 600 feet to the beginning.

Being the same property conveyed to A.T. Sprinkler and wife, Irma Toy Sprinkler by deed from Carl Toy and wife, Louise Toy dated 2/12/1957, recorded 2/13/1957, filed of record in Book 2637, Page 353, said Register's Office. The said A.T. Sprinkler having since leaving Irma Toy Sprinkles as surviving tenant. Irma Toy Sprinkles (Fish) having since died on 1/14/2015, intestate, her heirs being Darlene Dunn, Betty Etheridge, Andrew Sprinkles, Debbie Patton, Kim Brown and Kevin Sprinkles.

Irma Toy Sprinkles, Irma Toy Sprinkler, Irma Fish, and Irma Alice Fish all being one and the same person.

See Affidavits of Heirship recorded simultaneously herewith in the following Instrument Nos.: 20160816-0085213, 20160816-0085214, 20160816-0085215, and 20160816-0085216 said Register's Office.

Specific Power of Attorney for Debbie Patton, dated 08/02/2016, recorded simultaneously herewith in Instrument No. 20160816-0085212, said Register's Office.

Specific Power of Attorney for Kim Brown, dated 07/29/2016, recorded simultaneously herewith in Instrument No. 20160816-0085209 said Register's Office.

Specific Power of Attorney for Andrew Sprinkles, dated 07/25/2016, recorded simultaneously herewith in Instrument No. 20160816-0085210, said Register's Office.

Specific Power of Attorney for Kevin Sprinkles, dated 07/25/2016, recorded simultaneously herewith in Instrument No. 20160816-0085211, said Register's Office.

Tax Map and Parcel ID is as follows 04900015300

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is improved property known as: 438 Green Ln., Whites Creek, TN 37189**

**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 is unemcumbered, 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 hand this 12th day of August, 2016.

Darlene Dunn,
Heir of the Estate of Irma Toy Sprinkler

Betty Etheridge,
Heir of the Estate of Irma Toy Sprinkler

Debbie Patton
By: Darlene Dunn AIF
Debbie Patton
Heir of the Estate of Irma Toy Sprinkler
By: Darlene Dunn, Attorney in Fact

Kim Brown
By: Darlene Dunn AIF
Kim Brown,
Heir of the Estate of Irma Toy Sprinkler
By: Darlene Dunn, Attorney in Fact

Andrew Sprinkles
By: Darlene Dunn AIF
Andrew Sprinkles,
Heir of the Estate of Irma Toy Sprinkler
By: Darlene Dunn, Attorney in Fact

Kevin Sprinkles
By: Darlene Dunn AIF
Kevin Sprinkles,
Heir of the Estate of Irma Toy Sprinkler
By: Darlene Dunn, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Darlene Dunn,** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Heir of the Estate of Irma Toy Sprinkler**, the within named bargainor, and that she as **Heir**, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 12th day of August, 2016.

D. Gwyn
Notary Public
Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Betty Etheridge,** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Heir of the Estate of Irma Toy Sprinkler**, the within named bargainor, and that she as **Heir**, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 12th day of August, 2016.

D. Gwyn
Notary Public
Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **12th day of August, 2016,** before me, appeared **Darlene Dunn,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for **Debbie Patton, Heir of the Estate of Irma Toy Sprinkler**, and that said instrument was signed in behalf of the said **Debbie Patton**, by herself as attorney-in-fact.

Witness my hand and official seal at office this 12th day of August, 2016.

D. Gwyn
Notary Public
Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **12th day of August, 2016,** before me, appeared **Darlene Dunn,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for **Kim Brown, Heir of the Estate of Irma Toy Sprinkler**, and that said instrument was signed in behalf of the said **Kim Brown**, by herself as attorney-in-fact.

Witness my hand and official seal at office this 12th day of August, 2016.

D. Gwyn
Notary Public
Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **12th day of August, 2016,** before me, appeared **Darlene Dunn,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for **Andrew Sprinkles, Heir of the Estate of Irma Toy Sprinkler**, and that said instrument was signed in behalf of the said **Andrew Sprinkles**, by herself as attorney-in-fact.

Witness my hand and official seal at office this 12th day of August, 2016.

D. Gwyn
Notary Public
Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **12th day of August, 2016,** before me, appeared **Darlene Dunn,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for **Kevin Sprinkles, Heir of the Estate of Irma Toy Sprinkler**, and that said instrument was signed in behalf of the said **Kevin Sprinkles**, by herself as attorney-in-fact.

Witness my hand and official seal at office this 12th day of August, 2016.

D. Gwyn
Notary Public
Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY