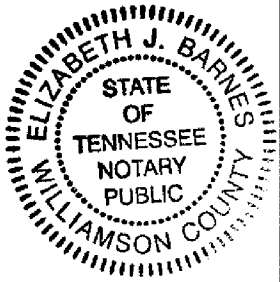
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 1-26-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey J. Hewitt	SWBC Mortgage Corp	126-15-0-A-272.00 CO
(NAME)	(NAME)	
8109 Settlers Way	9311 San Pedro Ave #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/26/16 11:05 3 pgs
Fees:18.00 Taxes:1065.60
20160826-0089511

FOR AND 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, **Jimmy Sparkman and Sandra F. Sparkman, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey J. Hewitt and Joan J. Hewitt, 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:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Section Seven, Boone Trace at Biltmore, of record in Instrument No. 20011003-0107279, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jimmy Sparkman and Sandra F. Sparkman, husband and wife, by Warranty Deed from Scott W. Morefield and Wendy L. Morefield, husband and wife, dated April 10, 2013, of record in Instrument No. 20130411-0035973, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20011003-0107279; Restrictions of record in Book 7265, page 657; Book 9665, page 520; Instrument No. 20010717-0075902 and Instrument No. 20011119-0126832; Articles of Incorporation/ Charter of record in Book 9607, page 534; Easement and right of entry agreement-underground of record in Book 9665, page 420; Easement for overhead line of record in Book 8992, page 62; Stormwater Detention Agreement of record in Instrument No. 20001120-0114598; Conveyance of open space of record in Instrument No. 20011119-0126831; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8109 Settlers Way, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 our hands this 25th day of August, 2016.

Jimmy Sparkman

Sandra F. Sparkman

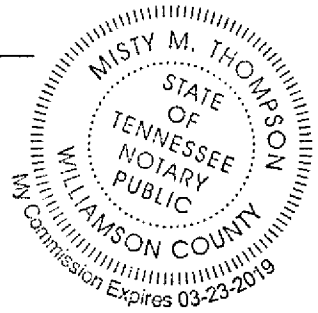
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jimmy Sparkman and Sandra F. Sparkman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 25th day of August, 2016.

Notary Public
My Commission Expires: _____

File No.: 23613



COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

