LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160091681 DEEDWARR
Recvd: 10/18/16 09:58 2 pgs
Fees: 13.00 Taxes: 1221.00
20161018-0109796

J-FSBO-16-2600-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Priscilla M. Mooney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-6-19
(AFFIX SEAL)

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Priscilla M. Mooney	Prime Lending	
(NAME)	(NAME)	
2600 Hillsboro Pike #137	PO Box 796608	**117-3-H-137.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Dallas, TX 75379	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL SPARKS, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PRISCILLA M. MOONEY, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 137 of The Enclave at Hillsboro Village Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Enclave at Hillsboro Village Condominiums of record in Instrument Number 20051005-0119789, as amended in Instrument Number 20060210-0016562, and further amended in Instrument Number 20060919-0116052, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Paul Sparks by Quitclaim Deed from Jessica R. Penrod, recorded August 22, 2016 in Instrument No. 20160822-0087611 and further conveyed to Paul Sparks, unmarried, and Jessica R. Penrod, unmarried, by Warranty Deed from Brooke Traynham and Donna Saad, recorded July 2, 2010 in Instrument No. 20100702-0051891, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Charter of The Enclave at Hillsboro Village Condominiums Association, Inc. of record in Instrument Number 20050926-0115605 and Instrument Number 20050928-0116816, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060406-0039476, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of Common Area to Homeowners Association of record in Instrument Number 20070919-0111937, corrected in Instrument Number 20071002-0117298, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2600 Hillsboro Pike #137, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 17th DAY OF OCTOBER, 2016.

Paul Sparks

Severine Sparks by Paul Sparks, Attorney-In-Fact

Severine Sparks by Paul Sparks, Attorney-In-Fact

Severine Sparks, spouse of Paul Sparks, joins in this conveyance to convey any marital interest she may have in said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL SPARKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of October, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Paul Sparks**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **Severine Sparks** and acknowledged that he/she executed the same as the free act and deed of the said **Severine Sparks**, said Power of Attorney is recorded in Instrument No. 20161018-0109795, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the 17th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212