THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16109527** BILL GARRETT, Davidson County Trans:T20160097023 DEEDWARR Recvd: 11/02/16 13:25 2 pgs Fees:13.00 Taxes:721.50 20161102-0115954	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. Deborah M. Taber Affiant Subscribed and sworn to before me, this 20th day of October, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Deborah Taber 2816 ENNIS RD Nashville TN 37210-5413	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11911008300

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, **Laurie A. Sparks, unmarried and Jeremy Sparks, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deborah Taber**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot 92, Plan of Mashburn Heights, of record in Book 1835, Page 1 Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed by Quitclaim Deed from Laurie A. Sparks, unmarried to Laurie A. Sparks, unmarried, and Jeremy Sparks, unmarried as recorded on the 18th day of April, 2013 in Instrument No. 20130418-0038717; Quit Claim Deed from Timothy J. Sparks to Laurie A. Sparks, unmarried as recorded on the 14th day of March, 2005 in Instrument No. 20050314-0027608 and Warranty Deed from Kenneth M. Spann and Betty J. Spann to Timothy J. Sparks and wife, Laurie A. Sparks as recorded on the 27th day of August, 1997 in Deed Book 10583, Page 350, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MASHBURN HEIGHTS, as recorded in Plat Book 1835, Page(s) 1.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2816 ENNIS RD Nashville TN 37210-5413

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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, its 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 20th day of October, 2016.

Laurie A. Sparks

Jeremy Sparks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 20th day of October, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018