NEW OWNER IS
VICKIE SPARKS

3052 Chateau Valley Drive
Nashville, TN 37207

MAP PARCEL 04900026300

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE

BILL GARRETT, Davidson County
Trans:T20170050614 DEEDWARR
Recvd: 06/14/17 09:01 3 pgs
Fees:18.00 Taxes:240.50
20170614-0059472

WARRANTY DEED

FOR AND IN CONSIDERATION of SIXTY-FIVE THOUSAND AND NO/100 ($65,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, **JERRY N. SMOTHERMAN AND WIFE, LINDA JOAN SMOTHERMAN**, have bargained and sold and by these presents do hereby transfer and convey unto **VICKIE SPARKS**, her heirs and assigns, the following lot or parcel of land situated in the12th formerly the 21st Civil District of Davidson County, Tennessee, as follows:

> BEGINNING at a point in the center of Ewing Road (now known as Knight Road) said point of beginning being B. F. Sanders southwest corner and also being the corner of the original Frank P. Bond land, and running thence with the center of Ewing Road North 4 deg. East 202-1/2 feet to a point in the center of said road; thence South 88 deg. East 274 feet to an iron pin in the fence line (Frank P. Bond's old line); thence South 56 deg. West with Bond's line 345.8 feet to a point in the center of Ewing Road, and the point of beginning.
>
> Being the same property conveyed to Jerry W. Smotherman and wife, Linda Joan Smotherman by deed from Fred R. Sanders and wife, Ruby M. Sanders and Clay I. Sanders of record in Book 9567, page 625, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, her heirs and assigns, in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of the above described lot or parcel of land, that we have a good right to convey same, and that the same is

unencumbered, EXCEPT for 2017 real estate taxes which are to be pro-rated, applicable zoning and building regulations, and all visible easements.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEE, her heirs and assigns, against all lawful claims of all persons whomsoever.

WITNESS our hands this the 9 day of June, 2017.

JERRY W. SMOTHERMAN

LINDA JOAN SMOTHERMAN

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JERRY N. SMOTHERMAN AND WIFE, LINDA JOAN SMOTHERMAN**, with whom I am personally, acquainted (or proved to me on the basis of satisfactory evidence),the within named bargainor and who acknowledged that they executed the foregoing instrument for the purpose contained therein.

WITNESS my hand and official seal at office on this the 9 day of June, 2017.

NOTARY PUBLIC

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-21-2020

MY COMMISSION EXPIRES: 4-21-20

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $65,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Nickie Sparks
AFFIANT

SUBSCRIBED and sworn to before me, this the 9 day of June, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-21-20

