WARRANTY DEED

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ernest Lipford and Diondria "Didi" Sparks	NEW OWNER	092 09 0 388.00
(NAME)	(NAME)	
3315 B Felicia St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Five Thousand And No/100 Dollars ($125,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Karen Johnson, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ernest Lipford and Diondria Sparks, 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. 48-B Zone Lot Division of Lot 48 of the Resubdivision of Lot 48 on the Plan of Wilcox Subdivision, as of record in Book 6200, Page 428, said plat revises Book 421, Page 42, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Karmardi Mills by Warranty Deed from Debra Ann Johnson dated August 12, 1994 and recorded March 14, 1996 in Book 9979, Page 98, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Karen Johnson by Order of Final Judgment from Karmardi Mills dated December 20, 2016 and recorded January 11, 2017 as Instrument No. 20170110003062, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-174242SSO

BILL GARRETT, Davidson County
Trans: T20170056719 DEEDWARR
Recvd: 07/03/17 12:17 2 pgs
Fees: 13.00 Taxes: 462.50
20170703-0066748

unimproved ☐

This is improved ☒ property, known as 3315 B Felicia St, Nashville, TN 37209

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, has 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 the 29th day of June, 2017

Karen Johnson

STATE OF ~~TENNESSEE~~ PA

COUNTY OF ~~WILLIAMSON~~ Montour

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Karen Johnson, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2017.

Notary Public

My Commission Expires: 5/4/2019

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tammy J. Rodenhaver, Notary Public
Mahoning Twp., Montour County
My Commission Expires May 4, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

File Number: FRN-174242SSO