THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712510** Return To MAGNOLIA TITLE & ESCROW 1104 Fatherland Street NASHVILLE, TN 37206	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $309,900.00. Affiant Subscribed and sworn to before me, this 26th day of July, 2017. Notary Public My Commission Expires: 8/17

BENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Teresa Sparks 906 Catlow Court Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-04-0C-034.00 CO

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, **Aldene W. Wertz, Trustee of the Trust Agreement of John R. Wertz and Aldene W. Wertz, dated January 26, 2005, as amended August 21, 2009 and November 1, 2011** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan E. Sparks and Teresa L. Sparks, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 34, on the Horizontal Property Regime , with Private Elements for Barrington Place, as recorded in the Master Deed of record in Instrument No. 20050914-0110701, re-recorded in Instrument No. 20051025-0128696, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to J. ROBERT WERTZ and wife, ALDENE WERTZ, by deed from NEWMARK HOMES, L.P., A TEXAS LIMITED PARTNERSHIP, of record in Instrument No. 20061127-0145748, dated November 22, 2006, said Register's Office.

J. ROBERT WERTZ a/k/a JOHN ROBERT WERTZ died on or about September 19, 2012, leaving ALDENE WERTZ as the surviving tenant by the entirety.

ALDENE W. WERTZ conveyed her interest in the subject property to ALDENE W. WERTZ, TRUSTEE (WITH FULL POWER TO SELL, TRANSFER AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY) OF THE TRUST AGREEMENT OF JOHN R. WERTZ AND ALDENE W. WERTZ, DATED JANUARY 26, 2005 AS AMENDED AUGUST 21, 2009 AND NOVEMBER 1, 2011

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 171-04-0C-034.00 CO.

BILL GARRETT, Davidson County
Trans:T20170065015 DEEDWARR
Recvd: 07/28/17 14:21 2 pgs
Fees:13.00 Taxes:1146.63
20170728-0076830

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the P.U.D. Boundary Plan of record in Instrument No. 20050404-0036360, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements, ByLaws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20050914-0110701 and re-recorded in Instrument No. 20051025-0128696, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7026, page 756, Book 7883, page 319 and Book 7883, page 323, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20040907-0107770, said Register's Office.

Easement - Including Generators and Fuel Supply Systems granted to Bellsouth Telecommunications, Inc. of record in Instrument No. 20051109-0135895, said Register's Office.

Easement as set out in deed of record in Book 3280, page 373, said Register's Office.

This is improved property located at 906 Catlow Court Brentwood TN 37027

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 26th day of July, 2017.

The Trust Agreement of John R. Wertz
and Aldene W. Wertz, dated Janaury 26,
2005, as amended August 21, 2009 and
November 1, 2011

Aldene Wertz Trustee
Aldene W. Wertz, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aldene W. Wertz, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the trustee of the Trust Agreement of John R. Wertz, dated January 26, 2005 as amended August 21, 2009 and November 1, 2011, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of July, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018