STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 2017.

Notary Public
MY COMMISSION EXPIRES:
File No. G17-8725D

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170067878 DEEDWARR
Recvd: 08/07/17 10:58 2 pgs
Fees:13.00 Taxes:751.10
20170807-0080428

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Darrell W. Gant, II, married (NAME)	SAME (NAME)	59-162
2615 Whites Creek Pike (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Ashley Denise Sparkman Thomas, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darrell W. Gant, II, Married Man,** 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:

Beginning at a point in the Easterly margin of Whites Creek Pike said point being the Northwest corner of the E. T. Nightingale tract, and 100 feet northerly from the northwest corner of the Charles W. Bender's tract; thence N 56 deg. 15' East 435.6 feet to a point in the northerly line of the E.T. Nightingale tract; thence north 36 deg. 45' west 100 feet to a point; thence south 56 deg. 15' west 435.6 feet along N.G. Simons' southerly line to a point in the easterly line of Whites Creek Pike; thence south 36 deg. 45' east along the easterly margin of said Whites Creek Pike to the point of beginning.

Also described as land in Davidson County, Tennessee, being Lot No. 1 on the plan of ANDREW GARRETT PROPERTY of record in Instrument Number Plat Book 4470, Page 51, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ashley Denise Sparkman, a single woman from Prudential Relocation, Inc., by Special Warranty Deed dated October 5, 2009, as Instrument No. 20110228-0015855, in the Register's Office for Davidson County, Tennessee.
Ashley Denise Sparkman is now married and known as Ashley Denise Sparkman Thomas. Anthony Thomas joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4470, page 51, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2615 Whites Creek Pike, Nashville, TN 37207.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 3rd day of August, 2017.

Ashley Denise Sparkman Thomas — August 03, 2017 Date

Anthony Thomas — August 03, 2017 Date

STATE OF Tennessee

COUNTY OF Davidson }

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

Witness my hand and official seal, this 3rd day of August, 2017.

My Commission Expires:_____

Notary Public

T. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY EXPIRES 8-21-

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066