Bill Garrett Davidson County
Batch# 41459 DEEDWARR
12/27/2017 11:08:45 AM 2 pgs
Fees: $13.00 Taxes: $714.10
20171227-0131124

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE 20952
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Barbara Sparling
~~Affiant~~
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 2017.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
~~MY~~ COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows:	Send Tax Bills To:
Abdul Kasim Seidqi	CMG Mortgage Inc.
(Name) 107 Stream Valley Blvd ~~3808 Faulkner Drive~~	(Name) 3160 Crow Canyon Rd Suite 400
(Street Address or Route Number)	(Street Address)
~~Nashville, TN 37211~~ Franklin TN	San Ramon, CA 78345
(City) (State) (Zip) 37064	(City) (State) (Zip)

Map-Parcel Number(s): 14805022100

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 HEREBY ACKNOWLEDGED, I/WE, Barbara Sparling and Fred W. Sparling HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Abdul Kasim Seidqi, an unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hillbrook, Section 7, as of record in Plat Book 3842, page 249, said Register's Office for said County, to which reference is made for a more complete description.

BEING part of the same property conveyed to Barbara Sparling by Quitclaim Deed from Fred Sparling, dated June 7, 2000, filed of record in Instrument No. 200006140059286, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 3808 Faulkner Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 his/her/their hand(s) this 21st day of December, 2017.

Seller

Barbara Sparling
Barbara Sparling

Fred W. Sparling
Fred W. Sparling

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Barbara Sparling and Fred W. Sparling, 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 at Nashville, Tennessee, this 21st day of December, 2017.

My commission expires 3/6/2018.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-6-2018