Box 8

Bill Garrett Davidson County
Batch# 68776 DEEDWARR
03/13/2018 02:28:26 PM 2 pgs
Fees: $13.00 Taxes: $3,237.50
20180313-0023790

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $875,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF MARCH 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES 1-8-2019

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4341B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Lindsay E. Jacques and Brian F. Irving		130-05-0-124.00
212 Page Road	NEW OWNER	
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WILLIAM S. SPRINKLE AND MONICA K. SPRINKLE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LINDSAY E. JACQUES, A SINGLE PERSON AND BRIAN F. IRVING, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEE(S), 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. 6 and the South 2 feet of Lot No. 19 of Block 5, on the Plan of The-Highlands of Bellemeade of record in Plat Book 547, Page 180, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 125 feet on the Easterly side of Page Road, and runs back between lines, 159 feet on the Northerly line and 160 feet on the Southerly line to a dead line in the rear on which it measures 125 feet.

Said part of Lot No. 19 fronts 2 feet on the West side of Nichol Lane and runs back between parallel lines, 160 feet to the East line of Lot No. 6.

Being the same property conveyed to William S. Sprinkle and Monica K. Sprinkle, husband and wife by Warranty deed from Michael K. Elder, Jr and Heather Elder, husband and wife of record in Instrument No. 20140930-0090186 Register's Office for Davidson County, Tennessee, dated September 26, 2014 and recorded on September 30, 2014.

J. Carlton Drumwright executed this instrument on behalf of William S. Sprinkle pursuant to the Power of Attorney executed by William S. Sprinkle, dated March 1, 2018, of record in Instrument No. 20180313-0023789 Register's Office for Davidson County, Tennessee.

J. Carlton Drumwright executed this instrument on behalf of Monica K. Sprinkle pursuant to the Power of Attorney executed by Monica K. Sprinkle, dated March 1, 2018, of record in Instrument No. 20180313-0023788 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 212 Page Road, Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 9th day of March 2018.

William S. Sprinkle by J.C., Attorney in Fact

William S. Sprinkle

By: J. Carlton Drumwright, Attorney-In-Fact

Monica K. Sprinkle by J.C., Attorney in Fact

Monica K. Sprinkle

By: J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of William S. Sprinkle for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of William S. Sprinkle.

Witness my hand and official seal, this 9th day of March 2018.

Notary Public

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

My Commission Expires: 12.03.19

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Monica K. Sprinkle for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Monica K. Sprinkle.

Witness my hand and official seal, this 9th day of March 2018.

Notary Public

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

My Commission Expires: 12.03.19

File #: 18-4341B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027