G#31127-4
Box 14

SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 129674 DEEDWARRSP
08/16/2018 09:16:38 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20180816-0081117

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2018.

Notary Public

My commission expires:
(AFFIX SEAL)

SHERRY D. HOLLARS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William G. Wallis, Sr.	**"NEW OWNER"**	**071-12-0-320.00 (Lot 4)** **071-12-0-321.00 (Lot 5)**
1510 A & B and 1510 C & D Jones Avenue	**5209 Lake Court**	
Antioch, TN 37013	**Brentwood, TN 37027**	

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

Aaron Lee Sparkman, an unmarried man

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

William G. Wallis, Sr., an unmarried man

HEREINAFTER CALLED THE GRANTEE, HER 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 Nos. 4 & 5 on the Plan of Joywood Estates, Section 2, of record in Plat Book 5210, Page 333, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Aaron Lee Sparkman by Substitute Trustee's Deed dated February 27, 2007, from Jeremy H. Cherry, Substitute Trustee of record in Instrument No. 20070227-0024215, and being the same property conveyed to Aaron L. Sparkman by Deed dated March 28, 2008, from Timothy E. King and wife, Melody C. King of record in Instrument No. 20080401-0032330, Register's Office for Davidson County, Tennessee. Aaron Lee Sparkman is one and the same person as Aaron L. Sparkman.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 5210, Page 333, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (Lots 4 & 5)**

2) **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4130, Page 29, Register's Office for Davidson County, Tennessee. (Lots 4 & 5)**

This is improved property, known as **1510 A & B and 1510 C & D Jones Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. 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/our hand(s) this **15th** day of **August, 2018.**

Aaron Lee Sparkman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Aaron Lee Sparkman,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **August, 2018.**

Notary Public

My Commission Expires: 11/8/21

