Bill Garrett Davidson County
Batch# 130222 DEEDWARR
08/17/2018 08:35:11 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20180817-0081538

LYNNAIRE L. SPERLE

TO: *WARRANTY DEED*

MATTHEW PASKERT and SARAH STONE

THIS WARRANTY DEED OF REALTY, executed as of the 15th day of August, 2018, by Grantor, **LYNNAIRE L. SPERLE, an unmarried woman**, to Grantees, **MATTHEW PASKERT and SARAH M. STONE, both unmarried**, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them, as joint tenants with the right of survivorship, and to their heirs and assigns forever in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 85 Quail Ridge, Section Three, of record in Plat Book 7900, page 160, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Lynnaire L. Sperle, unmarried, from The Developers, a Joint Venture by Warranty Deed dated June 30, 2004 and filed for record on July 6, 2004 at 3:18 p.m. in Instrument Number 20040706-0080081, in the Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that she is lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2018 taxes which are prorated and Grantees assume; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8163, Page 781; to all matters as shown on plan of record on Plat Book 7900, Page 160; to Right of Way Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument Number

20030312-0033193; to Deed of Conveyance to Metro Department of Sewage and Water of record in Deed Book 7416, Page 221 and Deed Book 7416, Page 266; to Deed of Conveyance to Metro Department of Sewage and Water of record in Deed Book 8169, Page 467 and Deed Book 8169, Page 509; and to Deed of Conveyance to Metro Department of Sewage and Water of record in Deed Book 11444, Page 161 and Deed Book 11444, Page 195, Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

LYNNAIRE L. SPERLE Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **LYNNAIRE L. SPERLE**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 15th day of August, 2018.

JON GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 5-10-2021

Notary Public

Property Owners Name
and Mailing Address:

Sarah Stone
Matthew Paskert
2140 Quail Ridge Drive
Nashville, TN, 37207

Person or Entity Responsible for
Payment of Property Taxes:

First National Bank of Middle Tennessee
1608 Williams Drive, Suite 301
Murfreesboro TN 37129

Property Address:
2140 Quail Ridge Drive
Nashville, TN, 37207

Map and Parcel No.
032-09-0-140.00

STATE OF TENNESSEE,
Robertson COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$290,000.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant _____

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

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-10-2021

JON GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Prepared by:
Christina M. Bartee
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172