Karen Y Johnson Davidson County
Batch# 136649 **DEEDWARR**
09/04/2018 02:02:29 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20180904-0087345

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$215,000.00**
|X _____
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|30th day of August, 2018.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-7-21
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Sparkman 2707 Natchez Trace Nashville, TN 37212	NEW OWNER	149.13-0-041.00

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, we,

Robert J. Green and wife, Wanda Green

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Aaron Sparkman, unmarried

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:

Being Lot No. 174, on the Plan of Debra Heights Subdivision, of record in Plat Book 3700, Page 39, as amended in Book 3977, Page 632, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert J. Green and Jack A. Green, as joint tenants with the right of survivorship by Quitclaim Deed from Jack A. Green dated October 16, 2000 of record in Instrument Number 20001017-0102765, Register's Office for Davidson County, Tennessee. Jack A. Green died on November 6, 2000 leaving property vested in Robert J. Green as surviving tenant. Wanda Green joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which she may have marital or otherwise.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to Restrictive Covenants contained in Book 3949, Page 404, Register's Office for Davidson County, Tennessee.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Book 3700, Page 39, as amended in Book 3977, Page 632 Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is property known as: **4812 Bowfield Drive, Antioch, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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. 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 hand(s) this 30th day of August, 2018.

Robert J. Green, by Jim Ezell Attorney-in-Fact

Robert J. Green by Jim Ezell
Attorney-In-Fact

Wanda Green, by Jim Ezell Attorney-in-Fact

Wanda Green by Jim Ezell
Attorney-In-Fact

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 Jim Ezell Attorney-in-Fact for Robert J. Green, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Robert J. Green for the purposes therein contained.

WITNESS my hand and official seal this 30th day of August, 2018.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 9-7-21

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

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 Jim Ezell Attorney-in-Fact for Wanda Green, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Wanda Green for the purposes therein contained.

WITNESS my hand and official seal this 30th day of August, 2018.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 9-7-21

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076