Karen Y Johnson Davidson County
Batch# 137518 DEEDWARR
09/06/2018 10:02:23 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20180906-0088252

2:27 (1)

This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2018080004

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, is $255,000.00

Sworn to and subscribed before me this 30th day of August, 2018.

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Affiant

Notary Public 3/2/21

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Kasey Sparks		104-02-0L-107.00-CO
3227 West End Circle	New Owner	
Nashville, TN 37203		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Billy W. Scott, Jr., an unmarried man** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kasey Sparks, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 3227, on the Plan of Magnolia Court Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101 et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 7295, Page 869, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set for said Master Deed. Reference is hereby made to the Plat of Magnolia Court Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Billy W. Scott Jr., an unmarried man by Warranty deed from Jaime Evans Scruggs and wife, Erika Isaza Scruggs of record in Instrument No. 20070226-023450 Register's Office for Davidson County, Tennessee, dated February 20, 2007 and recorded on February 26, 2007.

This is improved property known as **3227 West End Circle, Nashville, TN 37203.**

18-293S

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

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

Billy W. Scott, Jr.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Billy W. Scott, Jr., 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 [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2018.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019