BOX 10-B

Karen Y Johnson Davidson County
Batch# 142139 **DEEDWARR**
09/18/2018 09:30:47 AM 2 pgs
Fees: $13.00 Taxes: $610.13

20180918-0092394

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$184,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **17TH** DAY OF **SEPTEMBER, 2018.**

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HUNTER FLINT	**LEGACY HOME LOANS, LLC**	**092-09-0-388.00**
(NAME) **1109 CLAYTON AVE.**	(NAME) **8119 ESABELLA LANE, SUITE 105**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **BRENTWOOD, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **WE, ERNEST LIPFORD AND DIONDRIA SPARKS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUNTER FLINT, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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 48-B Zone Lot Division of Lot 48 of the Resubdivision of Lot 48 on the Plan of Wilcox Subdivision as of record in Book 6200, page 428, said plat revises Book 421, page 42, Registers Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ERNEST LIPFORD AND DIONDRIA SPARKS, HUSBAND AND WIFE, by deed from KAREN JOHNSON, AN UNMARRIED WOMAN, of record in Instrument No. 20170703-0066748, dated June 29, 2017, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 421, Page 42 and Book 6200, page 428; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **3315B FELICIA STREET, NASHVILLE, TN 37209**
(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 our hands this 17th day of September, 2018.

ERNEST LIPFORD

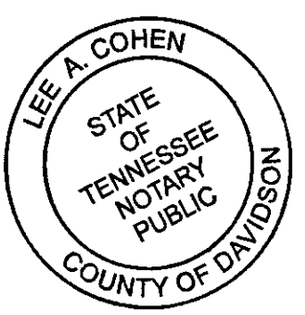
DIONDRIA SPARKS

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 **Ernest Lipford and Diondria Sparks, husband and wife,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of September, 2018.

My commission expires: **May 2, 2022**



Notary Public