Karen Y Johnson Davidson County
Batch# 149563 DEEDWARR
10/05/2018 02:11:21 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20181005-0099231

Warranty Deed

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $215,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of October, 2018. Notary Public My commission expires: 12/15/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stephanie Sargent	New Owner	
3217 Spears Rd.		050-14-0-113.00 and 050-14-0-114.00
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSHUA SOUTHARDS AND BRYN SOUTHARDS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHANIE SARGENT*** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*a single woman

Land in Davidson County, Tennessee, being part of Lots Nos. 388 and 389 on the Plan of Section Two, Parkwood Estates of record in Plat Book 3300, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot 389 front 71.66 feet on Spears Road and runs back on the East side a distance of 104.29 feet to a point; thence South 40 degrees 15' West 93.1 feet to a point in the West margin of said lot 389 and 388; thence in a Southerly direction along said lot line 59.37 feet to a point in the North margin of Spears Road.

Said part of Lot 388 front 67.5 feet on Spears Road and runs back along the West margin of Lot 389, 59.37 feet to a point; thence in a Southerly direction 95 feet to a point in the North margin of Spears Road forming a triangular shaped parcel of land attached to and joining the aforementioned part of Lot 389.Being the same property conveyed to Roderick Ashley Webb, unmarried by Trustee's Deed from D.W McMackin of record in Book 6326, page 871, Register's Office for Davidson County, Tennessee, dated February 12, 1983 and recorded on June 28, 1984.

The Said Roderick Ashley Webb, being deceased, and Affidavit of Heirship recorded in Instrument Nos.: 20070802-0091917, 20070817-0098560, 20170906-0091729, 20170906-0091730, 20170829-0088655.Being the same property conveyed to Spartan Land and Investments, GP by Warranty deed from Anna Marie Webb, widowed, Hazel Kilcrease, married, James W. Webb, III, unmarried and Tiffany P. Webb, unmarried of record in Instrument No. 20170929-0099829 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on September 29, 2017. (Value of consideration shown in aforementioned deed $60,000.00.)Being the same property conveyed to Joshua Southards and Bryn Southards, husband and wife by Warranty deed from Spartan Land and Investments, GP, A Tennessee General Partnership of record in Instrument No. 20171101-0112120 Register's Office for Davidson County, Tennessee, dated October 30, 2017 and recorded on November 01, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3217 Spears Rd., Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of October, 2018.

Joshua Southards

Bryn Southards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua Southards and Bryn Southards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of October, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION