WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 177316 DEEDWARR
12/21/2018 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20181221-0124668

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Julia Ball
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Thomas Caldwell	New Owner	
(NAME)	(NAME)	
4408 Juneau Drive		07507001900
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Glenn E. Sparkman, a single man and Bradley J. Thurston, a single man**, **as joint tenants with the right of survivorship** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mark Thomas Caldwell, a single man**, hereinafter called the GRANTEE(S), his 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 No. 45 on the Plan of Tulip Grove, Section I, of record in Plat Book 3700, Page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Glenn E. Sparkman, a single man and Bradley J. Thurston, a single man, as joint tenants with the right of survivorship by Warranty Deed from Barbara J. Grove, an unmarried person, dated July 31, 2001 and recorded August 09, 2001 of record in Instrument No. 20010809-0085856, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 3700, Page 106; Covenants, conditions, restrictions and easements, if any, recorded as Book 4099, Page 239; Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20161123-0123638, Amended Recorded as Instrument No. 20161123-0124072 and Instrument No. 20161130-0125792, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4408 Juneau Drive, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21st day of December, 2018.

Glenn E. Sparkman by Terri Abbott, Attorney-in-Fact
Glenn E. Sparkman by Terri Abbott, Attorney in Fact

Bradley J. Thurston by Terri Abbott, Attorney-in-Fact
Bradley J. Thurston by Terri Abbott, Attorney in Fact

State of Tennessee
County of Wilson

On this 21st day of December, 2018, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Terri Abbott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Glenn E. Sparkman and Bradley J. Thurston, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument Number __201812210124667___, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 21st day of December, 2018.

Tracey Trumphour
Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21
Notary' Seal (if on paper):

TRICIA BALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.