Karen Johnson Davidson County
Batch# 189907 DEEDWARR
01/30/2019 01:50:09 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20190130-0008985

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911402

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-CL-19-612

WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Ryan Mitchell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of January, 2019.

Dana Delworth
NOTARY PUBLIC

My commission expires: 7/6/20

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lacey Sloan Sparkman 612 Moon Cove Hermitage, TN 37076	Same address as new owner	098 09 0A 112.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Five Thousand and 00/100 Dollars ($285,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LESLIE HALL BARR, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LACEY SLOAN SPARKMAN, A SINGLE WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, being Lot No. 163 on the Plan of Lake Shore, Phase 2-B, as of record in Plat Book 7900, Page 599, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to David C. Hall and Peggy U. Hall, unmarried, as Joint Tenants with the Right of Survivorship, by Warranty Deed from Michael W. Rucker and wife, Kelly Rucker, dated September 8, 1998 and recorded in Book 11117, Page 520, Register's Office for Davidson County, Tennessee. Peggy U. Hall having died on October 20, 2006 leaving David C. Hall as the surviving tenant by the entirety. David C. Hall having since died on January 19, 2018, leaving no Will. Leslie Hall Barr conveys the subject property as the sole heir at law of David C. Hall, as per The Estate of David Charles Hall, a/k/a David C. Hall, found in the Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 18P355 and as established in Affidavit of Heirship recorded simultaneously herewith in Instrument Number 20190130-0008984, Register's Office for Davidson County, Tennessee.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR.

The address of the herein described property is believed to be 612 Moon Cove, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of January, 2019.

Leslie Hall Barr

LESLIE HALL BARR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Leslie Hall Barr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of January, 2019.



Shannon ONeill

Notary Public
My commission expires: 11/3/20.