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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 251811 DEEDWARR
07/02/2019 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20190702-0064473

WARRANTY DEED

Address New Owner(s):
Justin S. Kennedy
3308 Ironwood Drive
Nashville, TN 37214

Send Tax Bills to:
New Owner

Map/Parcel: 09615009900

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Frederick William Sparling, Jr. and wife, Barbara S. Sparling**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Justin S. Kennedy, unmarried,** hereinafter called the Grantee(s), its successors 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 No. 206, Hickory Bend, Section 4, as of record in Book 4175, page 34, Register's Office for said County.

Said Lot 206 fronts 65 feet on the easterly side of Ironwood Drive and extends back between lines, 163.9 feet on the northerly line and 172.6 feet on the southerly line, to a broken rear line of two segments measuring in the aggregate 63.55 feet therein.

BEING the same property conveyed to Frederick William Sparling, Jr. and wife, Barbara S. Sparling by Warranty Deed from Jack L. Burden and wife, Bettie E. Burden, dated June 10, 1976, and filed on June 17, 1976, in Book 5036, page 445, said Register's Office.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; all restrictions and easements of record and zoning regulations which may be applicable.

This is improved property known as: 3308 Ironwood Drive, Nashville, TN 37214

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 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 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 my/our hand(s) as on the date shown on the Notary forms.

Frederick William Sparling, Jr. Barbara S. Sparling

Frederick William Sparling, Jr.

Barbara S. Sparling

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frederick William Sparling, Jr. and Barbara S. Sparling,** the within named bargainor, 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 official seal at office, this 28th day of June, 2019.

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Frederick William Sparling Jr
Affiant

Subscribed and sworn to before me this 28th day of June, 2019.

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

True Copy Certification

I, Ashley Washington, 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.

Ashley Washington

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Ashley Washington, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tennessee Notary Public

My commission Expires: 8/11/2020

