Karen Johnson Davidson County
Batch# 268797 DEEDWARR
08/08/2019 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20190808-0079159

WARRANTY DEED CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03/05/2023	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2019. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeffery Lloyd Lee Bensmiller 2826 Jones Avenue Nashville, TN 37207	Pinnacle Bank 150 - 3rd Ave S - Ste 1000 Nashville, TN 37201	060-16-0-129

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Donald Lee McSparran and Melody A. McSparran, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jeffery Lloyd Lee Bensmiller, an unmarried man,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 20-C on an unrecorded survey by Ralph W. C. Lambert, dated February 22, 1954, of a subdivision of Lot No. 20 on the plan of Joywood Heights, Section III, and being triangular in shape and more particularly described as follows:

Beginning at a point in the Southwesterly margin of Jones Avenue at the common corner of Lots Nos. 20-B and 20-C; thence with the line between said Lots, Southwesterly 275 feet to a point; thence Northeasterly with the line between Lots 20-C and 20-D, 275 feet to a point in the Southwesterly margin of Jones Avenue; thence with the margin of the same, around a curve having a radius of 275 feet, Northwesterly 70 feet to the beginning.

Being the same property conveyed to Donald Lee McSparran and Melody A. McSparran, husband and wife by Warranty Deed from Truman C. Bowling, unmarried, dated 03/04/2013 and recorded 03/08/2013, of record in Instrument 201303080023360, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2826 Jones Avenue, Nashville, TN 37207

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 my/our hand(s) this the 2nd day of August, 2019.

Donald Lee McSparran

Melody A. McSparran

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

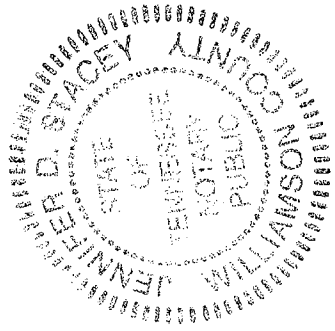
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Donald Lee McSparran and Melody A. McSparran with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 2nd of August, 2019.

Notary Public

My Commission Expires: 10/3/21

(SEAL)



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5.2.2022

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022