Karen Johnson Davidson County
Batch# 314681 DEEDWARR
11/12/2019 03:49:42 PM 2 pgs
Fees: $13.00 Taxes: $1,028.60
20191112-0116677

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **John Roger Sparkman and wife, Darlene Sparkman,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Samuel Taylor Kreulen, an unmarried man,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Located in Davidson County, Tennessee, Unit 139 on the Plan of the Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562, Register's Office of Davidson County, Tennessee, to which master deed reference is hereby made for a more particularly description of said unit.

Being the same property conveyed to John Roger Sparkman and wife, Darlene Sparkman by deed dated June 6, 2016, of record in Instrument No 20160606-0056898, Register's Office of Davidson County, Tennessee.

Map/Parcel 117-03-H-139

Property Address: 2600 Hillsboro Pike Unit 139, Nashville, Tennessee 37212

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **Davidson** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 3-AR-19-2600-139

IN WITNESS WHEREOF, this conveyance has been executed on the 7 day of **November, 2019**.

John Roger Sparkman

Darlene Sparkman

STATE OF **TENNESSEE**
COUNTY OF **Maury**

Personally appeared before me, the undersigned, **John Roger Sparkman and wife, Darlene Sparkman,** with whom I am personally acquainted, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7 day of **November, 2019**.

My commission expires:
February 28, 2022

Notary Public

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES FEBRUARY 28, 2022

STATE OF TENNESSEE – Davidson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **278,000.00.**

Affiant

Subscribed and sworn to before me this 8th day of **November, 2019**.

My commission expires:
7/6/20

Notary Public

DANA LEWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW PROPERTY OWNERS:

Samuel Taylor Kreulen

2600 Hillsboro Pike Unit 139

Nashville, TN 37212

PERSON(S) RESPONSIBLE FOR TAXES:

New Owner