RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013258

WARRANTY DEED

Karen Johnson Davidson County
Batch# 387023 DEEDWARR
04/16/2020 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $712.25
20200416-0040109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2020.

NOTARY PUBLIC

My commission expires: 4/13/2022

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

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
CGB ENT, LLC 5501 Highway 70S Nashville, TN 37221	Same address as new owner	150-04-0-027.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Two Thousand Five Hundred and 00/100 Dollars ($192,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **RONALD W. SHARER, AN UNMARRIED MAN AND FELECIA R. SPARKMAN, AN UNMARRIED WOMAN**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **CGB ENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors 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, Tennessee, being Lot No. 526, as shown on the map entitled The Plan of Section One-B, Kensington of Priest Lake, of record in Book 6250, page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald W. Sharer, unmarried, and Felecia R. Sparkman and husband, Roger L. Sparkman, Jr., as tenants in common with right of survivorship, from Darrell W. Merryman, unmarried, and Jennifer P. Wright, unmarried, by Warranty Deed dated June 3, 2015 and recorded June 4, 2015 in Instrument #20150604-0052234, Register's Office for Davidson County, Tennessee. The said Felecia R. Sparkman and husband, Roger L. Sparkman, Jr. having since divorced and by that Final Decree of Divorce and Marital Dissolution Agreement of record as Docket No. 19D1995, on 2/19/2020 in the Third Circuit Court of Davidson County, Tennessee, Roger L. Sparkman, Jr. is divested of all his interest in and to said property, and vesting sole interest in Felecia R. Sparkman as owner of fee simple title.

The address of the herein described property is believed to be 3105 Windsor Green Drive, Antioch, TN 37013, 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 on plat of record in Book 6250, page 150; to any and all restrictive covenants and/or easements 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, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 18th day of March, 2020.

Attorney-In-Fact

RONALD W. SHARER

FELECIA R. SPARKMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ronald W. Sharer and Felecia R. Sparkman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18th day of March, 2020.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4-13-22

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon 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: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022