Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 461762 **DEEDWARR**
08/21/2020 10:59:07 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20200821-0094578

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$360,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF **AUGUST, 2020.**

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KRISTY MICHELLE KING	**NEW OWNER**	**114-14-0A-091.00-CO**
(NAME)	(NAME)	
112 HUNTERS RUN		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ERNEST W. LIPFORD AND DIONDRIA E. SPARKS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTY MICHELLE KING, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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. 91, as shown on the map entitled Final Plat - Section 1, Woodland Forest - Planned Unit Development, of record in Plat Book 6900, Pages 534, 535 and 536, 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 Ernest W. Lipford and Diondria E. Sparks, husband and wife, from Eric S. Spencer, by deed dated October 31, 2014, of record in Instrument No. 20141103-0101377, said Register's Office.

See Limited Power of Attorney for Ernest W. Lipford of record in Instrument No. 20200821-0094577, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 6900, pages 534-536;Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, of record in Book 7207, page 851, Book 7439, page 487, Book 7596, page 684, Book 7596, page 692 and Instrument No. 20050916-0111743; By-Laws of Woodland Forest Homeowner's Association, Inc. of record in Instrument No. 20040503-0049797 and amended in Instrument No. 20050916-0111744 and Instrument No. 20200622-0066930; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **112 HUNTERS RUN, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 13 day of August, 2020.

Ernest W. Lipford
by: Diondria E. Sparks, his atty in fact
ERNEST W. LIPFORD
By: Diondria E. Sparks, his Attorney in Fact

Diondria E. Sparks
DIONDRIA E. SPARKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13 day of August, 2020, before me personally appeared **Diondria E. Sparks, Attorney in Fact for Ernest W. Lipford**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ernest W. Lipford, and who acknowledged that she executed the same as the free act and deed of Ernest W. Lipford.

Witness my hand and official seal at office this 13 day of August, 2020.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Diondria E. Sparks,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13 day of August, 2020.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public