BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $681,000.00.

Robert Leigh Spruill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)



Davidson County DEEDWARR
Recvd: 07/29/05 11:16 2 pgs
Fees:13.00 Taxes:2519.70



20050729-0088868

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Leigh Spruill	SAME	Map 145-9
(NAME) 5825 Robert E. Lee Drive	(NAME)	Parcel 38
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **PAIGE ANTHONY TIPTON (A/K/A SUSAN PAIGE TIPTON), UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT LEIGH SPRUILL AND WIFE, SUSALEE CAIN SPRUILL,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 93 on the Plan of Tyne Valley Estates, Section 5, of record in Plat Book 3600, page 54, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mark Tyler Tipton and wife, Susan Paige Tipton, by deed from Steve Fishell and wife, Tracy Fishell of record in Book 11611, page 750, said Register's Office. Mark Tyler Tipton conveyed his interest in said property to Paige Anthony Tipton by Quitclaim Deed of record in Instrument #20050610-0066645, said Register's Office. Susan Paige Tipton is the same person as Paige Anthony Tipton.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) Restrictive Covenants of record in Paragraph 13 of Book 3766, page 609, said Register's Office; (c) all matters appearing on the plan of record in Book 3600, page 54, said Register's Office; and (d) water mains conveyance of record in Book 3850, page 357, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5825 Robert E. Lee Drive, Nashville, TN 37215

(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 my hand this 18th day of July, 2005.

Paige Anthony Tipton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared me, a Notary Public in and for said County and State, the within named Paige Anthony Tipton, 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 Nashville, Tennessee this 18th day of July, 2005.

Commission expires:

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public