(9)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/06 12:51 2 pgs
Fees:13.00 Taxes:185.00

20060301-0023599

KEVIN D. MONTGOMERY NOTARY Exp. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Brent L. Willis	SAME	Map 70 - 06
(NAME)	(NAME)	
405 Hunterwood Court		Parcel 45
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, WE, **LOYD R. SPRADLIN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CITY BLUFFS ON THE CUMBERLAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the westerly part of the northerly part of Lot No. 15 on the Map showing J. S. Spurlock's Subdivision, not of record, described according to a survey made by George W. Watkins, Surveyor, August 6, 1951, as follows:

Beginning at an iron pin on the southerly margin of Trinity (formerly Youngs) Lane in the easterly line of the property conveyed to Mai Litchford Shaw by deed from Grover C. Marlin and wife, of record in Book 1335, page 33, Register's Office for Davidson County, Tennessee; thence with the southerly margin of said Lane, north 69° 15' east 100 feet; thence south 19° east 250 feet; thence south 70° 45' west 96 feet, more or less, to a point in the easterly line of said property conveyed to Mai Litchford Shaw; thence with said Shaw's easterly line, north 19° 45' west 250 feet, more or less, to the beginning.

INCLUDED in the above described property, but expressly EXCLUDED from this conveyance is that portion conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, for a right-of-way by deed of record in Book 8371, page 895, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the existing southern right-of-way margin of Trinity Lane, said point being the northwesterly corner of the aforementioned property; thence with the northerly boundary of said property south 17° 00' 00" east, 17.12 feet to a point; thence leaving said northerly boundary with a new line south 73° 19' 25" west, 100.01 feet to a point on the westerly property line of said property; thence with said westerly property line north 17° 00' 00" west 16.68 feet to a point on the aforesaid existing southern right-of-way margin; thence with said existing southern right-of-way north 73° 04' 14.9" east, 100.00 feet, more or less, to the point of beginning.

Total right-of-way contains 1690.25 square feet, or 0.039 acres, more or less.

Being the same property conveyed to Loyd R. Spradlin by Special Warranty Deed from American General Financial Services, Inc., of record in Instrument #20040625-0075956, as re-recorded in Instrument #20040831-0104989, said Register's Office.

This is not and never has been the marital residence of the Grantor herein.

This conveyance is subject to (a) 2006 real property taxes, which have been prorated and assumed by the grantee(s) and (b) easement of record in Book 8371, page 895, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1112 West Trinity Lane, Nashville, TN 37218

(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 28th day of February, 2006.

Loyd R. Spradlin

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 Loyd R. Spradlin, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2006.

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

Commission expires:

Notary Public