2273

book 86

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$108,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bart W. Spain	SunTrust Mortgage, Inc.	**44-15-173**
(NAME)	(NAME)	
909 Cleves Street	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Baltimore, MD 21279-0041	
(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, **Brian P. Findley, married and David Michael Adams, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bart W. Spain and wife, Brynna V. Spain,** 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:

Being Lot No. 244, Section "A", Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded July 16, 1948, in Book 1424, Page 68, in Register's Office for Davidson County, Tennessee; fronting 54 feet on Cleves Street and containing 0.11 acres, more or less.

Being the same property conveyed to Brian P. Findley, Married and David Michael Adams, Married by Warranty Deed from Margaret Woods Rucker a/k/a Margaret W. Rucker, a Widow dated February 11, 2005, recorded March 3, 2005, as Instrument No. 20050303-0023755, Register's Office for Davidson County, Tennessee.

The conveyance is subject to the Plan of Record in Book 1424, page 628 and property taxes for the current year.

The above referenced Grantors are both married, but the above described property was never used as a primary residence.

unimproved ☐

This is improved ☒ property, known as **909 Cleves Street, Old Hickory, TN 37138**

(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 21st day of April, 2006.

Brian P. Findley

David Michael Adams

Davidson County DEEDWARR
Recvd: 04/27/06 13:36 2 pgs
Fees:13.00 Taxes:399.60

20060427-0048394

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 Brian P. Findley, married and David Michael Adams, married, the bargainors, 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 official seal at Nashville, Tennessee this 21ST DAY OF APRIL, 2006.

Commission expires:

Notary Public



My Commission Expires JULY 21, 2007