**Return to: Box 10-B
Cohen & Cohen

File No. 260600580

# WARRANTY DEED

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00

Deborah J Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2006.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009.~~ 9-22-2007
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Shaun Hurley | First Franklin | 096-13-0-113.00 |
| (NAME) | (NAME) | |
| 2878 Lyncrest Drive | 1935 International Way | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Idaho Falls, ID 83402 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, **James Spray, and Wife, Kimberly Spray,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shaun Hurley, and Wife, Lisa Hurley,** 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 all of Lot No. 7, on the Plan of Section Two, Twin Lawn Subdivision, as shown by plat appearing of record in Plat Book 2854, Page 44, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said property.

Being the same property conveyed to James Spray and wife, Kimberly Spray by Warranty Deed dated June 30, 1999 of record in Book 11555, Page 232, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to All matters shown on the plan of record in Plat Book 2854, Page 44; all in the Register's Office for Davidson County, Tennessee; Real property taxes for the year 2006 and thereafter, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2878 Lyncrest Dr., Nashville, TN 37214
(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.

Davidson County DEEDWARR
Recvd: 07/03/06 10:18 2 pgs
Fees:13.00 Taxes:493.95
20060703-0079008

**Witness my/our hand(s) this 30th day of June, 2006.**

James Spray

Kimberly Spray

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James Spray and Kimberly Spray, 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 at office this 30th day of June, 2006.**

Commission expires: June 22, 2009

Linda V Jones Notary Public

(seal)

**File Number: 260600580**

**RETURN TO:**

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122