(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MAY 14, 2008 WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taryn A. Wilburn	Same	**MAP 162-12-A**
(NAME)	(NAME)	
1013 Brittany Park Drive		**PARCEL 6.00CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **John F. Cavins, a single man** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taryn A. Wilburn, unmarried and Charlet A. Spearman, unmarried,** 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 located in the Second (2nd) Civil District of Davidson County, Tennessee being Lot # 6, on the Plan of Phase 1A, Brittany Park Subdivision, a Planned Unit Development, of record in plat Book 9700, page 46, said Register's office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to John F. Cavins, a single man by Warranty Deed from John A. Cobb, Jr. and wife Donna Vallance-Cobb, executed on June 18, 2004 and recorded on June 25, 2004, Register's Office for Davidson County, Tennessee. of record 20040625-0075621

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 9700, page 46, said Register's Office; (c) Restrictive covenants contained in Instrument No. 20021025-0130771; Book 10772, page 988; Book 11398, page 4 and Book 10016, page 870, said Register's Office; and (d) Charter of record in Book 10016, page 886 and Book 10016, page 900, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1013 Brittany Park Drive, Antioch, TN 37013
(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 12th day of January, 2007.

John F. Cavins by Robert L. Scruggs, POA

John F. Cavins
By: Robert L. Scruggs, Attorney in Fact

Davidson County DEEDWARR
Recvd: 01/22/07 13:48 2 pg
Fees:13.00 Taxes:392.20

20070122-0008659

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Robert L. Scruggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument on behalf of John F. Cavins for the purposes therein contained as the free act and deed of said John F. Cavins.

Witness my hand and official seal at Nashville, Tennessee this 12th day of January, 2007.

Commission expires:



Pam McBroom

Notary Public