6

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luther Winfield	Countrywide Bank, N.A.	142-16-D-26CO
(NAME) **2516 Devon Valley Drive**	(NAME) 750 Old Hickory Boulevard #180	
(ADDRESS) **Nashville, TN 37221**	(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, **Andrew R. Sperry and Marianne P. Sperry, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luther Winfield and Jessica Jacobs,** 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. 74 on the Plan of the Final Plat of Devon Valley, Phase I, of record in Book 7900, page 458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for amore complete and accurate description.

BEING the same property conveyed to Andrew R. Sperry and Marianne P. Sperry, husband and wife by General Warranty Deed from Tommye B. Maddox, now Working and husband Tad Working of record in Instrument No. 199912300308912, Dated December 15, 1999 and Recorded December 30, 1999, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2516 Devon Valley Drive, Nashville, TN 37221

(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: 03/15/07 15:20 2 pgs
Fees:13.00 Taxes:1020.83
20070315-0031889

Witness our hands this 13th day of March, 2007.

Andrew R. Sperry

Marianne P. Sperry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

*

Witness my hand and official seal at Nashville, Tennessee this 13th day of March, 2007.

Commission expires: 7/19/2008

Justin Tatum Notary Public

My Commission Expires JULY 19,2008

***Before me, the undersigned, of State and County aforesaid, personally appeared Andrew R. Sperry and Marianne P. Sperry, husband and wife with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.**