# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/27/07 11:20 2 pgs
Fees:13.00 Taxes:460.28
20070327-0036508

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeffrey Holloway | Community First Bank & Trust | 135-16-0-B-145.00CO |
| (NAME) | (NAME) | |
| 694 Flintlock Court | 501 S. James Campbell Blvd. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Columbia, TN 38401 | |
| (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,

Jacqueline West now known as Jacqueline Spangler and husband, Todd Spangler,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey Holloway, 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 in Davidson County, Tennessee, being Lot No. 145 on the Plan of Woodridge at Nashboro Village, Nashboro Village-Tract 11, a Planned Unit Development, as of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jacqueline West, an unmarried woman, by deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, dated August 22, 2003 of record in Instrument No. 20030828-0125236 and re-recorded in Instrument No. 20031006-0146826, Register's Office for Davidson County, Tennessee. Jacqueline West having since married and now being known as Jacqueline Spangler.

Todd Spangler, spouse of Jacqueline Spangler, hereby joins in this conveyance in order to convey any and all right, title and interest he may have in the above referenced property, including but not limited to marital interest.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 694 Flintlock Court, Nashville, TN 37217
(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 23rd day of March, 2007.

Jacqueline Spangler

Todd Spangler

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 23rd day of March, 2007, before me, a Notary Public in and for the State and County aforesaid, personally appeared Jacqueline Spangler and husband, Todd Spangler, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 23rd day of March, 2007.

Commission expires: 1-20-09

Lauren M Rickels

Notary Public

