WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00

Carol Sircy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2007.

Susan Duff
Notary Public

MY COMMISSION EXPIRES: 1/16/08
(AFFIX SEAL)

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

After Recording Return to:
Jack Case Wilson Title Associates
7100 Executive Center Drive
Brentwood, TN 37027

B-5389

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph H. Sircy	ABN AMRO Mortgage Group, Inc. ~~Joseph H. Sircy~~	172-14-A-28
(NAME) 1117 Hunters Bow Circle	(NAME) 4242 N. Harlem Ave. ~~1117 Hunters Bow Circle~~	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Norridge, Illinois 60706 ~~Nashville, TN 37211~~	
(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, Christopher Spadoni a/k/a Christopher James Spadoni, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph H. Sircy and wife, Carol A. Sircy, 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. 123, as shown on the map entitle Section One, Wexford Downs, of record in Plat Book 9700, pages 308 and 309, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher Spadoni, unmarried, by deed from Rebecca Hash, unmarred, dated December 22, 2004 of record as Instrument No. 20041229-0154182, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 2007 county property taxes, a lien, but not yet due and payable; all restrictions of record; all easements of record; all visible easements; all matters appearing on the plan of record; and all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1117 Hunters Bow Circle, Nashville, TN 37211
(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 18th day of June, 2007.

Christopher Spadoni
Christopher James Spadoni
by: Paul F. Soper, atty in fact
a/k/a Christopher James Spadoni
By: Paul F. Soper, Atty-in-fact

Davidson County DEEDWARR
Recvd: 06/19/07 09:44 2 pgs
Fees:13.00 Taxes:1084.10

20070619-0073027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Christopher Spadoni a/k/a Christopher James Spadoni as his duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Christopher Spadoni a/k/a Christopher James Spadoni.

Witness my hand and official seal at Office, this 15th day of June, 2007.

SHANTELL A. SIMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Shantell Simon
Notary Public

My Commission Expires March 7, 2011

My Commission Expires: