WARRANTY DEED

File Number: 70412

Davidson County DEEDWARR
Recvd: 09/24/07 09:49 3 pgs
Fees:18.00 Taxes:603.47
20070924-0113516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,100.00

Alicia G Bell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 4/28/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alicia G Bell	Alicia G Bell	
(NAME)	(NAME)	041-03-0-A-006.00-CO
1325 Goodmorning Drive	1325 Goodmorning Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, I, Tabitha Spencer, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alicia G Bell, unmarried HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot No. 6 on the Plan of Vantage Pointe Section One, of record in Plat Instrument No. 20031017-0154221, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kendra Childs an unmarried person by warranty deed from General Construction Company, Inc on April 27, 2005 Instrument # 20050506-0051620 in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Advantage Title & Escrow from Kendra Childs, an unmarried person by deed of trust on April 27, 2005 Instrument # 20050506-0051621in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deutsche Bank National Trust Company from Aaron Squyres, as Successor Trustee by Trustee's Deed on June 28, 2006 Instrument # 20060607-0067169 and 20060711-0082932 in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tabitha Spencer , an unmarried person from Deutsche Bank National Trust Company as Trustee by and Through Litton Loan Servicing LP as Attorney in Fact by Special Warranty Deed on January 22, 2007 in Instrument # 20070523-0061207 in Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

This is improved ☒ property, known as 1325 Goodmorning Drive, Nashville, TN 37207
(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 20th day of September, 2007.

Tabitha Spencer

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tabitha Spencer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Tabitha Spencer executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 20th day of September, 2007.

Commission expires: 4/28/09

ANGELA HARRELL NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

Angela Harrell Notary Public

PINNACLE

TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Gray, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2010

ELIZABETH A GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010