WARRANTY DEED

Return to: File Box 9-B
First Title and Escrow Co., Inc.
2000 Richard Jones Rd. #110
Nashville, TN 37215
ftec file # 26975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 4-14-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Tomasek	JPMorgan Chase Bank NA	06112019000
(NAME)	(NAME)	
1137 Greenland Avenue	P.O. Box 569763	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Dallas, TX 75356	
(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, Glenn Springer, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa Tomasek and husband, Dean Tomasek, 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 the east part of Lot No. 21; the west part of Lot No. 23 on the Map of the Subdivision of a part of the Greenland tract, of record in Book 421, Page 40, Register's Office for said County, described as follows:

Beginning at a point in the center line of Greenland Avenue 33.1 feet west of the common corner of Lots No. 21 and 23, being the southeast corner of the property conveyed to John B. Bates and wife, of record in Book 2700, Page 551, said Register's Office; thence along Bates' east line, northerly 405.2 feet to a point which is 33.7 feet west of the corner of Lots No. 21 and 23; thence easterly 80.5 feet to a point; thence southerly 411.7 feet to the center line of Greenland Avenue; thence with said center line, westerly 80 feet to the beginning.

Being the same property conveyed to Glenn Springer, unmarried, by deed of record in Instrument No. 20011031-0118841, Register's Office for Davidson County, Tennessee. The said Glenn Springer having since married.

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

Theresa Ann Springer joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐
This is improved ☒ property, known as 1137 Greenland Ave., Nashville, TN 37216
(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: 09/26/07 14:28 2 pgs
Fees:13.00 Taxes:676.73
20070926-0114930

Witness our hands this 21st day of September, 2007.

Glenn Springer

Theresa Ann Springer

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenn Springer and Theresa Ann Springer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of September, 2007.

Commission expires: 2/22/2010

Notary Public

Maryanna Gould
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/22/2010
RUTHERFORD COUNTY