Davidson County DEEDWARR
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Fees:13.00 Taxes:440.30
20080123-0007190

This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

File No.: **08-2143**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **James C. Spangler, and Mack H. McClung, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Letha M. Shropshire, a single woman ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 939 on the Plan of MILL PARK COMMONS, a Horizontal Property Regime as set for in Exhibit B, Master Deed Lot Layout, Phase IV Mill Park Townhomes recorded in Instrument No. 20051128-0143120, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James C. Spangler and Mack H. McClung, both married, as tenants in common, by Warranty Deed from Marquis Homes, LLC., a Tennessee Limited Liability Company, dated June 1, 2006 recorded in Instrument number 20060609-0068921 in the Register's Office for Davidson County, Tennessee.

1. This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record. (6) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MILL PARK COMMONS , as recorded in Exhibit B of Instrument No. 20051128-0143120, (7) Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10719, Page 425 and Book 11167, Page 757 and Instrument No. 20051128-0143120 (8) Terms and provisions of by-Laws of recorded in Book 10719, Page 464 and Book 11167, Page 759. (9) Charter recorded in Book 10719, Page 419. (10) Easement for Stormwater Detention Agreement granted to by recorded in Book 10506, Page 278. (11) All matters of Plat recorded in Book 9700, Page 538. (12) Assignment of Declarents Rights recorded at Instrument No. 20051128-0143119.

Parcel ID # **163-5-O-A-939.00 CO**

☒ Improved OR

☐ Unimproved property located at: **5170 Hickory Hollow Parkway #939, Antioch, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **11th** day of **January, 2008.**

James C. Spangler

Mack H. McClung

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James C. Spangler and Mack H. McClung** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **11th** day of **January, 2008.**

Notary Public

My Commission Expires:

ASHLEY BUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

My Commission Expires OCT 2, 2010

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STATE OF **Tennessee**
COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$119,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **11th** day of **January, 2008.**

Notary Public

My Commission Expires: 10/2/10

ASHLEY BUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

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Owner's Name: **Letha M. Shropshire**
and Address: **5170 Hickory Hollow Parkway #939, Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Realty Mortgage
7000 Executive Center Dr. Ste 200
Brentwood TN 37027