WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,875.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010

(AFFIX SEAL)

REBEKAH J. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CLG#20080105O

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Flammia and wife, Nicole Flammia	Countrywide Bank, FSB	083-020 / 086.00
(NAME) 1405 Roberts Avenue	(NAME) 801 Crescent Center Drive, Svite 510	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Franklin, TN 37067	
(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, **S&P Acquisitions, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Flammia and wife, Nicole Flammia**, 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:

Being the west 90 feet of the east 280.80 feet of Lot No. 1 on the Map of Sharpe and Horn's Subdivision of Elwood Place, as shown of record in Book 332, Page 18, Register's Office of Davidson County, Tennessee, as more particularly described according to the survey of Berry Greer, Land Surveyor, dated March 31, 1988, as follows:

Said part of Lot No. 1 fronts 90.00 feet on the northerly margin of Roberts Avenue and extends back 170.61 feet on its westerly line and 170.58 feet on its easterly line to an alley on which it measures 90.00 feet.

Being the same property conveyed to S&P Acquisitions, LLC by Deed from Jerry N. Smith and wife, Mary Louise Smith, filed for record 10/16/06 as Instrument No.20061016-0127677, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plan of record in Book 332, Page 18, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1405 Roberts Avenue, Nashville, TN 37206

(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: 03/04/08 14:09 2 pgs
Fees:13.00 Taxes:1409.24
20080304-0021688

Witness my hand this 25th day of February, 2008.

S & P Acquisitions, LLC

By: Stephen Outlaw as President
Stephen Outlaw, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Stephen Outlaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of S&P Acquisitions, LLC, the within named bargainor, a limited liability company, and that such Stephen Outlaw executed the foregoing instrument for the purpose therein contained, by personally signing the name of S&P Acquisitions, LLC as President.

Witness my hand and official seal at Nashville, Tennessee this 25th day of February, 2008.
Commission expires: 10/22/08

Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY