WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2008

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/06/08 13:52 2 pgs
Fees:13.00 Taxes:518.00

20080306-0022739

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027

B-5650

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Spinka	Laura Spinka	133-02-0 148.00
(NAME)	(NAME)	
3221 Kinross Avenue	3221 Kinross Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, Richard W. Elsey and wife, Sherry L. Elsey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laura Spinka, unmarried, 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:

Parcel I: Being all of Lot No. 39 on the plat of Airdrie Subdivision "B" as of record in Book 547, Page 42, of the Register's Office of Davidson county, Tennessee. Said Lot No. 39 fronts 50 feet on the westerly side of Kinross Avenue and runs back between parallel lines with the northerly margin of an alley, 168 feet to an alley in the rear.

Parcel II: Being the southerly 25 feet of Lot No. 40 on the plat of Airdrie Subdivision "B" as of record in Book 547, Page 42, of the Register's Office of Davidson County, Tennessee. Said part of Lot No. 40 fronts 25 feet on the westerly side of Kinross Avenue and runs back between parallel lines 168 feet to an alley.

Parcel III: Being all of that property acquired by J.R. Kyzar and wife, Elizabeth Kyzar by the "Agreement to Close and Abandon and 14 Foot Alley Extending Between Wingate Avenue on the West and Kinross Avenue on the East Immediately North of Antioch Pike Formerly Mill Creek Valley Road, Located in the Sixth Civil District of Davidson County, Tennessee", an instrument of record in Book 3099, Page 21, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made and incorporated herein for further reference of the portion of the alley therein acquired.

BEING all of the same property conveyed to Richard W. Elsey and wife, Sherry L. Elsey by Warranty Deed dated May 8, 1998 from Robert L. Haley, Executor of the Estate of Elizabeth Nichols Kyzar, by authority of the Last Will and Testament of the joinder of the beneficiaries under said Last Will and Testament of record in Book 10925, Page 956, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3221 Kinross Avenue, 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 our hands this 27th day of February, 2008.

Richard W. Elsey

Sherry L. Elsey

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 Richard W. Elsey and Sherry L. Elsey the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of February, 2008.

Commission expires:

Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027