WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/21/08 14:56 2 pgs
Fees:13.00 Taxes:160.95

20080421-0040617

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18th** DAY OF **April, 2008**

Notary Public

MY COMMISSION EXPIRES: 9/29/2011

(AFFIX SEAL)

Notary Public Seal: Anita McCord, STATE OF TENNESSEE NOTARY PUBLIC, Sumner County, TN

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eldon R. Spraker, III	Eldon R. Spraker, III	**08203011500**
(NAME) **1113 North 2nd Street**	(NAME) 6600 Ellesmere Rd.	
(ADDRESS) **Nashville,TN 37207**	(ADDRESS) Nashville, TN 37205	
(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, **John W. Jackson, Jr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eldon R. Spraker, III,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS; TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 62 ON THE MAP OF BENEDICT LAND COMPANY'S SUBDIVISION OF THE LINDSLEY TRACT, AS OF RECORD IN BOOK 332, PAGE 40, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 62 FRONTS 50 FEET ON THE EASTERLY SIDE OF NORTH SECOND STREET, AND RUNS BACK BETWEEN PARALLEL LINES 181 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOHN W. JACKSON, JR., UNMARRIED BY DEED FROM ROBERT THOMAS TAYLOR, JR., UNMARRIED, RECORDED ON THE 16TH DAY OF DECEMBER, 1997 IN BOOK 10721, PAGE 991, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The subject property was never occupied as a principal residence of the Grantor, or his spouse, after they married.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1113 North 2nd Street, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **18th** day of **April, 2008.**

John W. Jackson, Jr.

John W. Jackson, Jr.

By: JohnW.Jackson, Sr., Atty-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared John W. Jackson, Sr., known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of John W. Jackson, Jr., and who acknowledged that he executed the same as the free act and deed of the said John W. Jackson, Jr., by virtue of a Power of Attorney, duly executed and appearing of record in Book *_____, page _____, said Register's Office.. * 20080421-0040616

Witness my hand and official seal this 18th day of April, 2008.

Notary Public

Sheila McCord
NOTARY
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

My Commission Expires: 3/21/2011