Davidson County DEEDWARR
Recvd: 06/11/08 09:39 2 pgs
Fees:13.00 Taxes:999.00
20080611-0059980

Warranty Deed

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $270,000.00. Karen P. Hobbs Affiant Subscribed and sworn to before me, this the 10th day of June, 2008. J. Brandon Miller Notary Public My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Perrine Fenzy	New Owner	Map: 83-01
1303 Greenwood Avenue		Parcel: 306
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICHARD P. SPOONER AND EMILE GRAMLICH AKA EMILIE GRAMLICH AKA EMILIE SPOONER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PERRINE FENZY, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot 2, Map of John W. Love's Subdivision of Greenwood, of record in Book 332, page 4, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard P. Spooner and Emile Gramlich, joint tenants with rights of survivorship by deed from Melanie Armstrong and husband Jon Armstrong of record in Instrument 200610260133006, said Register's Office, dated October 20, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1303 Greenwood Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of June, 2008.

Richard P. Spooner By Karen Hoff his Attorney in Fact

Richard P. Spooner signed by Karen Hoff, his attorney-in-fact

Emile Gramlich AKA Emilie Gramlich AKA Emilie Spooner by Karen Hoff her Attorney in fact

Emile Gramlich AKA Emilie Gramlich AKA Emilie Spooner, signed by Karen Hoff, Her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 2008, before me personally appeared Karen Hoff, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard P. Spooner as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Richard P. Spooner.

J. Brandon Miller

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: November 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 2008, before me personally appeared Karen Hoff, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Emile Gramlich AKA Emilie Gramlich AKA Emilie Spooner as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Emile Gramlich AKA Emilie Gramlich AKA Emilie Spooner.

J. Brandon Miller

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: November 22, 2010