(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Catherine Rapdale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2008.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/18/08 09:48 2 pgs
Fees:13.00 Taxes:810.30
20080918-0095245

GEORGETTE R. KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kurtis Spackman	New Owner	126-15A 123.00CO
(NAME)	(NAME)	
8148 Settlers Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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,

Brennan W. Curtis and wife, Pamela J. Curtis,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kurtis Spackman and wife, Darice Spackman,

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 Lot No. 163 on the Plan of Section Four, Boone Trace at Biltmore, of record in Book 9700, pages 932, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Brennan W. Curtis, unmarried by deed from NVR, Inc., T/A Ryan Homes, A Virginia Corporation, dated January 27, 2000 of record in Instrument Number 20000131-0009867, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Brennan W. Curtis and wife, Pamela J. Curtis by quitclaim deed from Brennan W. Curtis, dated March 20, 2002 of record in Instrument Number 20020416-0047025, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 8148 Settlers Way, Nashville, TN 37221
(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 15th day of September, 2008.

Brennan W. Curtis

Pamela J. Curtis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 15th day of September, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared Brennan W. Curtis and wife, Pamela J. Curtis, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 15th day of September, 2008.

Commission expires:

5-14-2011

Sharon L. Riney

Notary Public

