File No. 280800796

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/08 09:58 2 pg
Fees:13.00 Taxes:468.05
20081001-0099460

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

Misti D. Harmon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicolas L Grace	Realty Mortgage Corporation	063-02-0-103.00
(NAME)	(NAME)	
1521 Ocoee Trail	7000 Executive Center Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Gregory Spilka and wife, Greta Spilka**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Nicolas L Grace and wife, Misti D Harmon**, 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:

Land in Davidson County, Tennessee, being Lot. No. 139 on the Map of Nawakwa Hills, Powwow Addition, Section Four, as of record in Plat Book 974, Page 26, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description there of.

Being the same property conveyed to Bart L. Tucker, unmarried by deed from Tanyeneo Bransford, unmarried of record in Instrument 20070129-0011437 on 01/19/2006 and filed for record on 01/29/2007, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to LaSalle Bank National Association as trustee for First Franklin Mortgage Loan Trust 2007-1, Mortgage Loan Asset-Backed Certificates Series 2007-1 by deed from Samuel S. High, Co Trustee of record in Instrument 20070831-0104946 on 08/30/2007 and filed for record on 08/31/2007, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Gregory Spilka and Greta Spilka by deed from LaSalle Bank National Association as Trustee for First Franklin Mortgage Loan Trust 2007-1, Mortgage Loan Asset backed certificates Series 2007-1 of record in Instrument 20080115-0004584 on 12/19/2007 and filed for record on 01/15/2008, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: Subject to all matters as set forth per Plat Book 974, Page 26; Easement(s) as shown of record in Book 8081, Page 821, Book 8101, Page 861, all of th Register's Office for DAVIDSON County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1521 Ocoee Trail, Madison, TN 37115
(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 my/our hands this 26th day of September, 2008.

Gregory Spilka

Greta Spilka

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 Gregory Spilka and Greta Spilka the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of September, 2008.

Commission expires:

Notary Public

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

File Number: 280800796

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075