Davidson County DEEDWARR
Recvd: 10/06/08 14:36 2 pgs
Fees:13.00 Taxes:1535.50

20081006-0101441

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

(SEAL)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires [illegible]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2008.

Notary Public

My Commission Expires: _____

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Stanley W. Sadler, Sr. and Tamara T. Sadler 101 Glendale Garden Drive Nashville, TN 37204	SunTrust Mortgage, Inc. 401 Commerce Street Nashville, TN 37219	131080B01600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL SHAWN MCSPADDEN AND LAURA C. MCSPADDEN, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey UNTO **STANLEY W. SADLER, SR., TAMARA T. SADLER, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Amended Final Plat of Glendale Garden, a Planned Unit Development, as of record in Book 6900, Page 273, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael Shawn McSpadden and Laura C. McSpadden, husband and wife, by Warranty Deed dated February 23, 2006, from Charles P. Yezbak, III and Lisa K. Yezbak, husband and wife, of record as Instrument No. 20060301-0023311, Register's Office for Davidson County, Tennessee, a corrected at Instrument No. 20070105-0002466, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Declaration of Covenants, conditions and Restrictions, including liens for unpaid assessments, of record in Book 6356, page 222, as amended at Book 6544, page 199; Book 6658, page 268 and Book 8044, page 660, Register's Office for said County.

2. Matters shown on the Plan of record in Book 6900, page 273, Register's Office for Davidson County, Tennessee.

This is improved property known as: **101 Glendale Garden Drive Nashville, TN 37204.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30th day of September, 2008.

Michael Shawn McSpadden

Laura C. McSpadden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL SHAWN MCSPADDEN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of September, 2008.

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 2, 2011

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURA C. MCSPADDEN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of September, 2008.

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 2, 2011

Notary Public

My Commission Expires: