File No. 280901140

# WARRANTY DEED

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Barbara J Lane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2008.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 11-28-09
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 10/17/08 15:41 3 pgs
Fees:18.00 Taxes:462.50
**20081017-0104776**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Barbara J Lane | Barbara J Lane | 09504014600 |
| (NAME) | (NAME) | |
| 2235 Weona Dr. | Same | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | , | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Belinda S Spray, unmarried,**

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

**Barbara J. Lane,** unmarried

hereinafter called the grantee(s), HER 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. 52 on the Plan of Eva-Mor Heights, as of record in plan Book 1424, page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Johnny Spray and wife, Belinda Spray, by Warranty Deed from Stephen A. Chenoweth and wife, Jean H. Chenoweth, of record in Book 10815, Page 663, dated February 26, 1998 and filed for record on March 2, 1998, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Belinda Sue Spray by Quitclaim Deed from Johnny Ray Spray of record in Instrument 20021126-0146449, dated November 26, 2002 and filed for record on November 26, 2002, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Belinda Sue Spray by Quitclaim Deed from Johnny Ray Spray of record in Instrument 20021126-0146449, dated November 26, 2002 and filed for record on November 26, 2002, Register's Office for Davidson County,
Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

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 203 Blanchard Place, Nashville, TN 37214
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 16th day of October, 2008.

Belinda S Spray

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Belinda S Spray, unmarried 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 16th day of October, 2008.

Commission expires: 11.28.09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

**File Number: 280901140**

**RETURN TO:**
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

## CERTIFICATE OF AUTHENTICITY

I, MANDY ALSUP, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

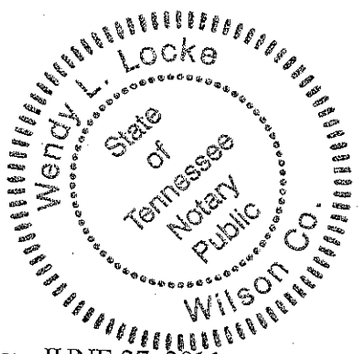
CUMBERLAND Title

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, WENDY L. LOCKE, a notary public for this county and state MANDY ALSUP, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)




Notary Public

My Commission Expires: _JUNE 27, 2011_____

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