File No. 280600284

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/21/08 11:19 2 pgs
Fees:13.00 Taxes:802.90

20081021-0105510

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-7-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Dannemiller	Capital Mortgage Finance Corp.	155-15-OA-016.00CO
(NAME)	(NAME)	
408 Ramble Wood Circle	6310 Stevens Forest Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Columbia, MD21046	
(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, WE, **Jared R. Spradling and wife, Anna L. Spradling**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Scott Dannemiller and wife, Gabriele Dannemiller**, hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 16 on the Plan of Stonemeade, Section I, of record in Plat Book 6900, pages 800 and 801, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jared R. Spradling and wife, Anna L. Spradling by Warranty Deed dated June 25, 2007 from Barbara D. Hart, unmarried of record in Instrument No. 20070629-0077551, Register's Office for said County.

Taxes for the year 2009 and subsequent years, a lien, not yet due and payable.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Pages 800 and 801, Register's Office of said County.

Restrictive Covenants of record in Deed Book 7701, Page 290 amended in Book 8349, page 43 and Book 8810, page 840, Register's Office of said County.

HOA Charter of record in Deed Book 7920, Page 728, Register's Office for said County.

Dedication of Common Area of record in Deed Book 8517, Page 997, Register's Office for said County.

By-Laws of record in Deed Book 7701, Page 331 as amended in Book 8517, page 992, Register's Office for said County.

Agreement for dedication of water line of record in Deed Book 7142, Page 460, Register's Office for said County.

Easement for dedication of Public Utilities of record in Deed Book 9740, Page 967, Register's Office for said County.

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 408 Ramble Wood Circle, 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 GRANTEE(S), 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), 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 17th day of October, 2008.

Jared R. Spradling

Anna L. Spradling

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jared R. Spradling and Anna L. Spradling, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 17th day of October, 2008.

Commission expires:

11/8/08

Notary Public

L. THOMAS SIDWELL

STATE

11/8/08

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RETURN TO: