Return to:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/30/08 13:31 2 pgs
Fees:13.00 Taxes:662.30

20081030-0108379

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $179,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of October, 2008.

Notary Public

My commission expires: 9-19-09

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Zachariah Dorris	New Owner	Map: 105-110
608 Southgate Avenue		Parcel: 008.00
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HOWARD S. SPAHNLE AND WIFE, MARGARET L. SPAHNLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARIAH DORRIS AND WIFE, JAMIE DORRIS**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 3 on the Plan of Patton Subdivision of record in Plat Book 974, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Howard S. Spahnle and Margret L. Spahnle by deed from Roger P. Hogan of record as Instrument No. 20050113-0004978, in the Register's Office for Davidson County, Tennessee, dated January 7, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 608 Southgate Avenue, Nashville, TN 37203.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of October, 2008.

Howard S. Spahnle

Margaret L. Spahnle

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Orange

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Howard S. Spahnle and Margaret L. Spahnle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of October, 2008.

Notary Public

My Commission Expires: ~~November 22, 2010~~

MICHAEL SOLER
Notary Public - State of Florida
My Commission Expires May 8, 2011
Commission # DD 672050
Bonded Through National Notary Assn.