(7)

WARRANTY DEED

Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067
(615) 370-4443

Davidson County DEEDWARR
Recvd: 01/29/09 13:51 2 pgs
Fees:13.00 Taxes:643.80

20090129-0007785

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of January, 2009

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: 2008120014

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
2206 21st Avenue South, Suite 200
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Spencer	Same as new owner	072-10-0-126-00
(NAME)	(NAME)	
2829 Bronte Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, Lisa Smith and Debbie Graham, both unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sara Spencer, unmarried 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 Number 25 on the plan of Map of Part of the Subdivision of The E. B. Rucker Lands on Bronte Avenue, of record in Book 1130, Page 20, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lisa Smith and Debbie Graham by Warranty Deed from Delaine Roper Reed; Kenneth Roper; Carol Roper Ward, f/k/a Carol Roper Epps; Thaddeus Roper; and Rodney Roper, as Individuals and Delaine Roper Reed; Kenneth Roper; Carol Roper Ward, f/k/a Carol Roper Epps; Thaddeus Roper; Rodney Roper; Jay Germont Roper; Jamie Donice Roper; Devonnia Latrice Roper; and Kristie Nichell Roper, Heirs of the Estate of James Henry Roper, Jr., and Kristie Nichell Roper, Heirs of the Estate of Harold Roper and Jay Germont Roper; Jamie Donice Roper; Devonnia Latrice Roper; and Edward Rucker, Heirs of the Estate of Tonya Roper, dated 08/15/08, recorded 08/20/08 in Instrument Number 20080820-0085505, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2829 Bronte Ave, Nashville, TN 37216
(House Number) (Street) (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 hand(s) this 26th day of January, 2009.

Lisa Smith

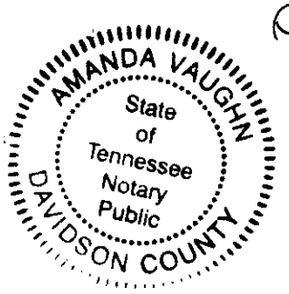
Debbie Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lisa Smith and Debbie Graham, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 26th day of January, 2009.

Amanda Vaughn
Notary Public



My Commission Expires 01/07/2013

RETURN TO:

CLG Title and Escrow Services, LLC
2206 21st Avenue South, Suite 200
Nashville, TN 37212