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Bill Garrett
Davidson County Register of Deeds

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 02/03/09 10:05 2 pgs
Fees:13.00 Taxes:806.60
20090203-0009052

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$218,000.00**

Affiant

Subscribed and sworn to before me, this 30th day of January, 2009.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nicholas W. Spangler **Rachael L. Spangler**	**SunTrust Mortgage, Inc.**	**Map\Parcel: 146-080-035.00**
4807 Merrill Lane	**P.O. Box 57028**	
Nashville, Tennessee 37211	**Nashville, Tennessee 37028**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Jacqueline Watlington and husband, Greg R. Watlington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas W. Spangler and Rachael L. Spangler, Husband and Wife

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 all of Lot No. 53, Section Two, Elysian Meadows Addition, as shown by plat appearing of record in Plat Book 2663, Page 101, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Lina Wilson and Jacqueline Wilson by Warranty Deed from Roger D. Myers and wife, Almanda (Mandy) G. Myers, dated July 25, 2002, of record in Instrument No. 20020731-0091843, Register's Office for Davidson County, Tennessee. Lina Wilson and Jacqueline Wilson by Quitclaim Deed conveyed said property to Victor Hazelwood, Trustee, and by same Quitclaim Deed , for the express purpose of making a re-conveyance, Victor Hazelwood, Trustee, re-conveyed said property to Jacqueline Watlington and husband, Greg R. Watlington, of record in Instrument No. 20060616-0072174, and by Scrivener's Affidavit of record in Instrument No. 20090127-0007005 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2663, Page 101, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2859, Page 403, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 4807 Merrill Lane, Nashville, Tennessee 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 30th day of January, 2009.

Jacqueline Watlington

Greg R. Watlington

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Jacqueline Watlington and Greg R. Watlington , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2009.

Notary Public

My Commission Expires:_____

File #: **09155-KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

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but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds