WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090028093 DEEDWARR
Recvd: 04/29/09 12:57 2 pgs
Fees:13.00 Taxes:791.43
20090429-0038781

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 213,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2009

Notary Public:

MY COMMISSION EXPIRES: 7/25/09
(AFFIX SEAL)

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Amanda Spry	Regions Bank dba Regions Mtg.	Parcel ID:
5604 Seesaw Rd.	2050 Parkway Office Cir.	172120B27200CO
Nashville, TN 37211	Birmingham, AL 35244	

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 acknowledged, we

Stephen E. Drachler and wife, Michelle L. Drachler

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Amanda Spry 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:

BEING Lot No. 174, on the Plan of Bradford Hills, Section Twelve, of record in Plat Book 7900, Page 6, amended in Book 7900, Page 581, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Stephen E. Drachler and Michelle L. Drachler by deed from Mark A. Hommrich and Katherine S. Hommrich, of record in Instrument 20030604-0076736, dated May 30, 2003, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8069, Page 170, amended in Book 9058, page 989 and Book 8071, Page 531, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 6, amended in Book 7900, Page 581; and (3) Sanitary Sewer Easement in Book 8377, Page 808 and Water Main Easement in Book 8377, Page 769, said Register's Office.

Power of Attorney of record in Instrument 20090316-0023219, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5604 Seesaw Rd., Nashville, TN 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, 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 our hands this 23rd day of April, 2009.

Stephen E. Drachler by Michelle L. Drachler (his attorney in fact)
Stephen E. Drachler

Michelle L. Drachler
Michelle L. Drachler

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of April, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle L. Drachler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Stephen E. Drachler as his/her/their Attorney in Fact as the free act and deed of the within named Stephen E. Drachler.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of April, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.