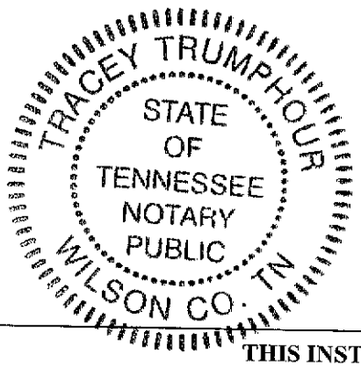
File No. 290600511

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 11.28.09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/02/09 14:13 3 pgs
Fees:18.00 Taxes:599.40
20090702-0061946

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan H. Adkins	Access National Mortgage	Map 05303034800
(NAME) 1400 Cleve Street	(NAME) 2000 Glen Echo Road	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Nashville, TN 37215	
(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, Dondi Spradlin and wife, Judith E. Spradlin**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Susan H. Adkins and Joni M. Huth, both unmarried** hereinafter called the grantee(s), 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. 229 on the Map of Section B Village of Old Hickory as of record in Plat Book 1424, Page 67, Register's Office for 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 DONDI SPRADLIN AND WIFE, KAREN E. SPRADLIN by Warranty Deed from JOSEPH E. ROLLINS AND WIFE, NORMA JEAN ROLLINS of record in Book 6693, Page 301 on 10/11/1985 and filed for record on 10/28/1985, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to DONDI SPRADLIN by Quitclaim Deed from KAREN E. SPRADLIN of record in Instrument No. 20021219-0157111 on 11/14/2002 and filed for record on 12/19/2002, Register's Office for DAVIDSON County, Tennessee.

Karen E. Spradlin joins in this conveyance to convey any and all rights she may have in this property.

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 1400 Cleve Street, Old Hickory, TN 37138
(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), THEIR 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), 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 hands this 30th day of June, 2009.

Dondi Spradlin

Judith E. Spradlin

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Dondi Spradlin and Judith E. Spradlin the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

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

Commission expires: 11.28.09

Notary Public

File Number: 290600511

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122



CERTIFICATE OF AUTHENTICITY

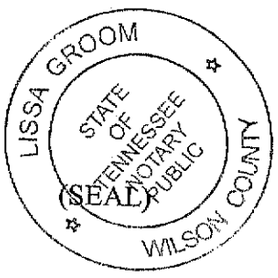
I, Tammy Duncan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tammy Duncan
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Lissa Groom
Notary Public

My Commission Expires: 11/5/2012

270600731