WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2009.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

1-972

BOX 50-B
RETURN TO
PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

BILL GARRETT, Davidson County
Trans: T20090050809 DEEDWARR
Recvd: 07/28/09 11:26 2 pgs
Fees: 13.00 Taxes: 233.10

20090728-0070597

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Stabile II	Pinnacle National Bank	091070221.00
(NAME)	(NAME)	
5203 Kentucky Avenue	211 Commerce Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20091144

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Jeff Spann, Shari Sewell and Cynthia Bass**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Frank Stabile II, an unmarried man**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 1106 and the Westerly 15 feet of Lot No. 1104 of Block No. 170, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 1106 and part of Lot No. 1104, front together 40 feet on the Southerly side of Kentucky Avenue and run back between parallel lines 150 feet to an alley.

BEING all of the same property conveyed to Norman Lee Spann and wife, Annie Ruth Spann by Warranty Deed from E.L. Radabaugh and wife, Lillian S. Radabaugh dated March 11, 1953 and filed of record in Book 2139, Page 588, Register's Office for Davidson County, Tennessee. The said Norman Lee Spann and Annie Ruth Spann divorced and by Decree of Divorce appearing of record in Book 4862, page 176, Register's Office for Davidson County, Tennessee, subject property was divested out of Norman Lee Spann and vested in Annie Ruth Spann. Annie Ruth Spann conveyed her interest in said land to Jeff Spann and Cynthia Bass and Shari Sewell, by Quitclaim Deed dated August 14, 2006 and filed of record in Instrument 20070221-0021258, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements, setback lines, notes, conditions, restrictions, stipulations, etc, and all other matters indicated on the aforesaid subdivision plat.

Cynthia Bass executed this instrument on behalf of Jeff Spann pursuant to Power of Attorney of record in Book *_____, page _____, said Register's Office.

*Instrument # 20090728-0070595

unimproved ☐

This is improved ☒ property, known as 5203 Kentucky Avenue, Nashville, TN 37209

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 27th day of July, 2009.

Cynthia Bass
Cynthia Bass

Jeff Spann by Cynthia Bass Attorney-in-Fact
Jeff Spann by Cynthia Bass, Attorney-in-Fact

Shari Sewell
Shari Sewell

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Shari Sewell and Cynthia Bass, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Shari Sewell and Cynthia Bass executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 2009 at Pleasant View, Tennessee.

Commission expires: 10-18-2011

Sonya M Brand
Notary Public

STATE OF TENNESSEE

COUNTY OF CHEATHAM

On this 27th day of July, 2009, before me personally appeared Cynthia Bass, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jeff Spann, and who acknowledged that she executed the same as the free act and deed of Jeff Spann.

Witness my hand and official seal this 27th day of July, 2009 at Pleasant View, Tennessee.

Commission expires: 10-18-2011

Sonya M Brand
Notary Public