File No. 290800427

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: October 23, 2012.
(AFFIX SEAL)

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20090059754 DEEDWARR
Recvd: 09/01/09 10:03 2 pgs
Fees:13.00 Taxes:777.00
20090901-0081887

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alycia R. Spangler	Bank of America Home Loans	08310008400
(NAME)	(NAME)	
410 Avondale Drive	7105 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Plano, TX 75024	
(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, **Donna G. Roberts, unmarried and David T. Harris, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Alycia R. Spangler, an unmarried person**, hereinafter called the grantee(s), HER 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. 138 and 139, on the Map of McEwen Place, of record in Plat Book 332, Page 133, 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 DONNA G. ROBERTS AND DAVID T. HARRIS by deed from DONNA G. ROBERTS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LYNDA FAY HARRIS HOLT of record in Instrument No. 20050322-0031224 on 03/15/2005 and filed for record on 03/22/2005, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat Book 332, Page 133, said Register's Office.

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 410 Avondale Drive, Nashville, TN 37206
(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), HER 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), HER 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 28th day of August, 2009.

Donna G. Roberts

David T. Harris

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Donna G. Roberts and David T. Harris 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 28th day of August, 2009.

Commission expires: October 23, 2012

Kim Gillespie Notary Public

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File Number: 290800427

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075