Box 1-13

File No 428

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~October 23, 2012.~~ 8/23/2011
(AFFIX SEAL)

LEE A. ... NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans: T20090075983 DEEDWARR
Recvd: 11/06/09 13:31 2 pgs
Fees: 13.00 Taxes: 314.50
20091106-0102905

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bancroft O'Quinn Jr.	Bancroft O'Quinn, Jr.	150090A02400CO
(NAME)	(NAME)	
PO Box 274	PO Box 274	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **Jon M. Springer and wife, Nada S. Springer**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Bancroft O'Quinn Jr., an unmarried person**, hereinafter called the grantee(s), HIS 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 178, Forest View Park, Section VII, of record in Plat Book 6900, page 162, Register's Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.

Being the same property conveyed to Jon M. Springer and wife, Nada S. Springer by deed from Gregory W. Dunn and wife, Marsha J. Dunn of record in Book 9092, Page 384 on 09/22/1993 and filed for record on 09/27/1993, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth per Book 6900, Page 162, said Register's Office. Restrictions of record in Book 7079, Page 472 and Book 7235, Page 411, said Register's Office. Grant of Transmission Line Easement to United States of America of record in Instrument No. 20020911-0110966, said Register's Office. Sanitary Sewer and/or Storm Drainage Easement to Nashville of record in Instrument No. 20061122-0145185, 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 3300 Calais Circle, Antioch, TN 37013
(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), HIS 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), HIS 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.

V .ny/our hands this 6th day of November, 2009.

Jon M. Springer

Nada S. Springer

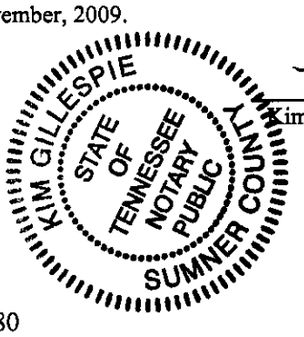
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jon M. Springer and Nada S. Springer 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 6th day of November, 2009.

Commission expires: October 23, 2012



Kim Gillespie Notary Public

File Number: 291000428

RETURN TO:

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