Return to:
Property Title Services, LLC
131 Indian Lake Rd, Sye 208
Hendersonville, TN 37075
615-264-8727

ADDRESS NEW OWNER:
Robin S. Spangler

104 Swanton Court
Goodlettsville, TN 37072

SEND TAX BILL TO:
F*M Bank
100 Bluegrass Commons
Suite 100
Hendersonville, TN 37075

MAP & PARCEL NOS.:
26-06-0 105

BILL GARRETT, Davidson County
Trans:T20100010334 DEEDWARR
Recvd: 02/22/10 11:11 2 pgs
Fees:13.00 Taxes:451.40
20100222-0013268

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Madge Cioccia, an unmarried person,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Robin S. Spangler, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County,** State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 286 on the Plan of Windsor Green, Phase II, Section II, as of record in Plat Book 6900, page 549, Register's Office for said County.

Said Lot No. 286 fronts 93.20 feet on the northerly margin of Swanton Court and runs back 117.83 feet on the westerly line and 115.38 feet on the easterly line to a line in the rear which measures 58.54 feet thereon.

Being the same property conveyed to Madge Cioccia, an unmarried person, from James E. McCain and wife, Sharon M. McCain, by Warranty Deed recorded on May 31, 1996, in Book 10069, Page 131, Register's Office for Davidson County, Tennessee.

This is property with a common address of **104 Swanton Court, Goodlettsville, TN 37072**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 6900, Page 549, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 6406, Page 929, said Register's office; (4) Charter of the Homeowners Association in Book 6396, Page 542, and Book 8192, Page 64, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

MC by AK

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18th day of February, 2010.

Madge Cioccia by
Annette Keel, Attorney in Fact

Madge Cioccia by Annette Keel, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Madge Cioccia, an unmarried person,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **18th** day of **February 2010.**

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Annette Keel**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of **Madge Cioccia**, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a **General Power of Attorney** recorded in **Instrument No. 20040927-0116107** Register's Office for Davidson County, Tennessee..

Witness my hand and official seal at office, this **18th** day of **February 2010**.

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF**DAVIDSON**

The actual consideration or value, whichever is greater for this transfer is **$122,000.00**

Affiant

Subscribed and sworn before me this 18th day of February, 2010.

Notary Public
My Commission Expires: ~~My Commission Expires:~~
Aug. 22, 2011

RHONDA M. SCHNEIDER
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

File No. 1002-015
XML/1002-015 deed