Record & Return

SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

WARRANTY DEED

2010010631

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Virginia S Spurlock
Affiant

Subscribed and sworn to before me this 10th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAR. 20, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christi G. Schroader	Brand Mortgage Group (NAME)	
1362 Cardinal Avenue	6224 Sugarloaf Pky. #200 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Duluth GA 30097 (CITY) (STATE) (ZIP)	61-16-158.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we VIRGINIA S. SPURLOCK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTI G. SCHROADER, A MARRIED PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 15 OF BLOCK "C" ON THE MAP OF GREENLAND ESTATES, AS OF RECORD IN BOOK 974, PAGE 13, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 15 FRONTS 50 FEET ON THE SOUTHWESTERLY SIDE OF CARDINAL DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO CHARLES H. SPURLOCK AND WIFE, VIRGINIA S. SPURLOCK BY WARRANTY DEED FROM VIRGIL H. BROWN, TRUSTEE, VIRGIL H. BROWN AND WIFE, MARGIE L. BROWN, RECORDED ON THE 16TH DAY OF OCTOBER, 1951 IN DEED BOOK 2025, PAGE 4, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID CHARLES H. SPURLOCK HAVING DIED APRIL 5, 1993 LEAVING VIRGINIA S. SPURLOCK AS SOLE OWNER.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN THE PLAT OF RECORD IN PLAT BOOK 974, PAGE 13; COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1362 Cardinal Avenue, Nashville, Tennessee 37216
(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.

BILL GARRETT, Davidson County
Trans:T20100016196 DEEDWARR
Recvd: 03/19/10 11:26 2 pgs
Fees:13.00 Taxes:366.30
20100319-0020766

Witness my/our hand(s) this 10th day of March, 2010.

Virginia S. Spurlock

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 10th day of March, 2010.

Notary Public

My Commission Expires:

(SEAL)

ROBERT G. MCCARTHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 20, 2013

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903