

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

Subscribed and sworn to before me this 16TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-22-2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seth Hall and Rebecca Hall, Husband and Wife	F& M Bank	091-06-204
	(NAME)	
5506 Pennsylvania Avenue	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Ten el

For and in consideration of the sum of DOLLARS, cash in hand, paid by hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Eldon R. Spraker,III, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Seth Hall and Rebecca Hall, Husband and Wife
, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 1409 AND 1411, BLOCK 41, PLAN NO. 2 WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BILL GARRETT, Davidson County
Trans:T20100023394 DEEDWARR
Recvd: 04/20/10 13:37 2 pgs
Fees:13.00 Taxes:566.10
20100420-0029780

BEING THE SAME PROPERTY CONVEYED TO ELDON R. SPRAKER, III, A SINGLE PERSON BY DEED FROM JPMORGAN CHASE BANK, AS TRUSTEE OF RECORD IN INSTRUMENT 200403290034742, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5506 Pennsylvania 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the

WARRANTY DEED
(Continued)

singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16th day of April, 2010.

Eldon R. Spraker, III

STATE OF Tennessee

COUNTY OF Davidson

I, Darrell Lange, a Notary Public of the County and State first above written, do hereby certify that Eldon R. Spraker, personally appeared before me this 16th day of April, 2010, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16th day of April, 2010.

Notary Public

My Commission Expires:

(SEAL)

DARRELL LANGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 10, 2012

RETURN TO:
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027