Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100023978 DEEDWARR
Recvd: 04/22/10 12:00 2 pgs
Fees:13.00 Taxes:863.95
20100422-0030502

39-B
File #10-1075

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy Kaye Duff,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Stephanie Q. Spain and Thomas K. Spain, wife and husband,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit No. 52, Building No. 12 on the Condominium Site on the Plan of Hearthstone Manor, Phase IV, a part of Hearthstone Planned Unit Development of record in Book 6200, page 144, which is amended in Book 6250, page 990, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nancy Kaye Duff, unmarried, by deed from Jeanine D. Arnold Pritchard and husband Joe S. Pritchard dated April 14, 1999 of record in Book 11434, page 550, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 239 Hearthstone Manor Lane, Brentwood TN, 37027.**

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of April, 2010.

Nancy Kaye Duff

_____

State of Tennessee )
County of Davidson )

On this 20th day of April, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Nancy Kaye Duff, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE TN DAVIDSON CO.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 233,500.00.

Affiant

Sworn and subscribed before me on this the 20th day of April, 2010.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE TN DAVIDSON CO.

Notary Public

My Commission Expires: 7-18-13

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Stephanie Q. Spain | Pinnacle National Bank | 160-15A-52CO |
| 239 Hearthstone Manor Lane | 211 Commerce Street, Ste. 300 | |
| Brentwood, TN 37027 | Nashville, TN 37201 | |