1
GLKM
44

BILL GARRETT, Davidson County
Trans:T20110012691 DEEDWARR
Recvd: 03/02/11 15:42 3 pgs
Fees:18.00 Taxes:1332.00
20110302-0016852

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $360,000.00. Affiant Subscribed and sworn to before me, this 1st day of March, 2011. Notary Public My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2014

Address New Owner As Follows: Curtis Lane Stiles and Marianne Leslie Nora 6524 Brownlee Drive Nashville, TN 37205	Send Tax Bills To: SAME	Map-Parcel Number: 11510000400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASON A. SPECTOR AND WIFE, STEPHANIE N. SPECTOR**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CURTIS LANE STILES AND WIFE, MARIANNE LESLIE NORA**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Section Two of West Meade Estates, of record in Book 2900, page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie N. Spector by quitclaim deed dated January 27, 2006 from Jason A. Spector and wife, Stephanie N. Spector, of record at Instrument No. 20060203-0013980, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Jason A. Spector and wife, Stephanie N. Spector by deed dated October 10, 2003, from Sam H. Hirshberg and wife, Phyllis G. Hirshberg, of record at Instrument No. 20031016-0153608, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2900, page 118, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in instrument of record in Book 2462, page 281; Book 3134, page 426, and amended at Book 4503, page 111, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6524 Brownlee Drive Nashville, TN 37205.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 1st day of March, ~~2011~~.

JASON A. SPECTOR

STEPHANIE N. SPECTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JASON A. SPECTOR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of March, 2011

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

Notary Public

My Commission Expires: _____

427745.1/200738

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHANIE N. SPECTOR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of March, 2011

(Seal)

Notary Public

My Commission Expires: _____



