Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-110500151

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$219,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
26th day of MAY, 2011

Notary Public

MY COMMISSION EXPIRES: May 8, 2012

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WESLEY ANN HUGHES 410 AVONDALE DRIVE NASHVILLE, TN 37206	owner	083-10-0-084.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ALYCIA R. SPANGLER, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WESLEY ANN HUGHES, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being all of Lots Nos. 138 and 139 on the Map of McEwen Place, of record in Plat Book 332, Page 133, Register's Office for Davidson County, Tennessee.

SAID Lot No. 138 fronts 25 feet on the westerly side of North 18th Street, formerly Ivins Street, and runs back between parallel lines 128 feet to an alley.

SAID Lot No. 139 fronts 30 feet on the westerly side of North 18th Street, formerly Ivins Street, and runs back between parallel lines 128 feet to an alley.

BEING the same property conveyed to Alycia R. Spangler, an unmarried person, by Warranty Deed from Donna G. Roberts, unmarried and David T. Harris, unmarried, dated 8/28/09 and recorded 9/1/09 in Instrument Number 20090901-0081887, Register's Office for Davidson County, Tennessee

This is improved (X) property known as **410 AVONDALE DRIVE, NASHVILLE, TN 37206**
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 si

BILL GARRETT, Davidson County
Trans:T20110032628 DEEDWARR
Recvd: 06/02/11 08:33 2 pgs
Fees:13.00 Taxes:812.15
20110602-0041920

Witness our hands this 25th day of May, 2011.

ALYCIA R. SPANGLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 25th day of MAY, 2011.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014