WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110033019 DEEDWARR
Recvd: 06/03/11 08:07 2 pgs
Fees:13.00 Taxes:484.70
20110603-0042377

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00 (121,000.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anne Spooner (NAME)	CityLife Lending Group (NAME)	09016007300
6219 Henry Ford Drive (ADDRESS)	P.O. Box 11701 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Newark, NJ 07101 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Maria DiMeglio, Gail Dodd, Angelia D. Goodman, Pamela D. Woldt and Ellen Adamo*,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Anne Spooner, married ___, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 200 on the plan of Charlotte Park Section III as of record in Plat Book 2663, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Grace T. Abramchik, Trustees of The Grace T. Abramchik Revocable Living Trust dated May 15, 2006 by Deed from Grace T. Abramchik, a single woman, dated 05/15/2006 and filed for record on 05/30/2006 in Instrument No. 20060530-0062688, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maria DiMeglio, Gail Dodd, Angelia D. Goodman, Pamela D. Woldt and Ellen D. Abamo by Deed from Ruth Vester, Successor Trustee of The Grace T. Abramchik Revocable Living Trust, dated 03/18/2010 and filed for record on 03/23/2010 in Instrument No. 20100323-0021757, Register's Office for Davidson County, Tennessee.

* AKA Ellen D. Abamo

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable. All matters as set forth per Plat Book 2663, Page 70, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6219 HENRY FORD Drive, 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 GRANTEE(S), their heirs and/or 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/or 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 our hands this 31st day of May, 2011.

Maria DiMeglio

Gail Dodd

Angelia D. Goodman

Pamela D. Woldt

Ellen Adamo

State of Tennessee
County of Williamson

Personally appeared before me Maria DiMeglio, Gail Dodd, Angelia D. Goodman, Pamela D. Woldt, and Ellen Adamo, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of May, 2011.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027