This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110074931 DEEDWARR
Recvd: 11/29/11 10:26 2 pgs
Fees:13.00 Taxes:1211.75
20111129-0092590

ADDRESS NEW OWNER:
Frances Worthington
7029 Meadow Ridge Cir
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Renassant Bank
220 Abbott Martin Rd
Nashville, TN 37215

MAP	**155-16**
GROUP	**A**
PARCEL	**212.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kenneth J. Spychalski and wife, Robin M. Spychalski,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Frances Worthington and husband, Carl Valente** hereinafter called the GRANTEE, her 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 Lot No. 56 on the Plan of Traceside, Section Eight, of record in Plat Book 9700, page 659, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Kenneth J. Spychalski and wife, Robin M. Spychalski by deed dated February 27, 2003 from Catherine Akersloot Hoback, unmarried of record in Instrument no. 20030304-0027874, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **7029 Meadow Ridge Cir, Nashville, Tennessee 37221.**

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, her heirs and assigns , forever, and,

GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **23rd** day of **November, 2011.**

Kenneth J. Spychalski

Robin M. Spychalski

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kenneth J. Spychalski and wife, Robin M. Spychalski**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of November, 2011.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $327,500.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of November, 2011.

NOTARY PUBLIC

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/2015