Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Trina Spangler 641 Old Hickory Blvd #22 Brentwood, TN 37027	New Owner	13205009300

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20120014564 DEEDWARR
Recvd: 02/29/12 08:35 4 pgs
Fees:23.00 Taxes:888.00
20120229-0017301

Subscribed and sworn to before me, this the 28th day of February, 2012.

Notary Public

My Commission Expires: _____
(Affix Seal)

M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Tom B. Harris a.k.a. Tom B. Harris, Jr., unmarried, Nancy B. Fields f.k.a. Nancy B. Harris, unmarried, Tom Brooks Harris, III and Linda Susan Harris n.k.a. Linda Susan Payne, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Trina Spangler ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot 28, Plan of Glendale Park, Section Two, as shown on plat of record in Plat Book 1130, Page 61, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tom B. Harris and wife, Nancy B. Harris, by Warranty Deed from Dorothy Hughes Cowley, individually and as Conservator of the estate of George Milton Hughes, dated February 21, 1964, and recorded on February 24, 1964 in Deed Book 3679, page 603, Register's Office for Davidson County, Tennessee. Tom B. Harris, Jr. and Nancy B. Harris have since divorced (Case No. 60177in the Circuit Court for Davidson County, Tennessee) and pursuant to the Decree filed on May 7, 2008 in Instrument No. 20080507-0047022, Register's Office for Davidson County, Tennessee, the property was to be conveyed to Harold Fisher, as trustee for Tom Brooks Harris, III, and Linda Susan Harris, as to one-half each, and to Nancy B. Harris, as to a life estate. Said deed was never executed and the said Tom Brooks Harris, III and Linda Susan Harris have disclaimed all interest in and to the property pursuant to the Disclaimer of Interest attached as Exhibit "A".

This conveyance is made subject to (1) Property taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is unimproved property located at: **907 Tower Place, Nashville, TN 37204**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **28th** day of **February, 2012.**

GRANTOR(S)

Nancy Fields

Tom B. Harris

Linda Susan Payne

Tom Brooks Harris, III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Tom B. Harris** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as hisr free Act and Deed.

Witness my hand and official seal on this the 26 day of **February, 2012.**

Notary Public

DONALD G. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

My Commission Expires September 5, 2012

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Nancy B. Field, Linda Susan Payne and Tom Brooks Harris, III** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **28th** day of **February, 2012.**

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

EXHIBIT "A"

DISCLAIMER OF INTEREST IN PROPERTY

I, the undersigned, Linda Susan Harris n.k.a Linda Susan Payne, am over eighteen years of age and of sound mind, and by these presents do hereby state that I irrevocably and without qualification disclaim any and all right, title, and interest in and to residential real estate located at 907 Tower Place, Nashville, Tennessee 37204, including the right to the use and occupancy of the residence for and during the term of my natural life. I also hereby irrevocably and without qualification disclaim any and all right, title and interest in and to the household goods, furniture and furnishings contained in said residence.

Furthermore, I have not accepted any benefit from the property that is the subject of this disclaimer, nor have I filed a written waiver of my right to disclaim such property.

Dated this 28th day of February, 2012.

Linda Susan Payne
DISCLAIMER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Linda Susan Harris n.k.a Linda Susan Payne, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

GIVEN under my hand and official seal this 24th day of February, 2012.

Notary Public

My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

DISCLAIMER OF INTEREST IN PROPERTY

I, the undersigned, Tom Brooks Harris, III, am over eighteen years of age and of sound mind, and by these presents do hereby state that I irrevocably and without qualification disclaim any and all right, title, and interest in and to residential real estate located at 907 Tower Place, Nashville, Tennessee 37204, including the right to the use and occupancy of the residence for and during the term of my natural life. I also hereby irrevocably and without qualification disclaim any and all right, title and interest in and to the household goods, furniture and furnishings contained in said residence.

Furthermore, I have not accepted any benefit from the property that is the subject of this disclaimer, nor have I filed a written waiver of my right to disclaim such property.

Dated this 28th day of February, 2012.

DISCLAIMER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tom Brooks Harris, III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

GIVEN under my hand and official seal this 24th day of February, 2012.

Notary Public

My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013