Box 10-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Curtis Spann Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2012.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CURTIS E. SPANN, JR.	SAME	090-15-0-075.00
(NAME)	(NAME)	
449 ANNEX AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CURTIS EWING SPANN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CURTIS E. SPANN, JR.** ,HEREINAFTER CALLED THE GRANTEE, HIS 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. 1127 on the Plan of Charlotte Park, Section 14, of record in Book 3300, page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 1127 fronts 82 feet on the west side of Annex Avenue and runs back between parallel lines 145.8 feet on the north side and 152 feet on the south side to a dead line at the rear on which it measures 70 feet.

Being the same property conveyed to Curtis Ewing Spann and wife, Joan G. Spann (a/k/a Joane Gonski Spann) from Bobby Joe Lampley and wife, Barbara W. Lampley by deed of record in Book 3642, page 603, Register's Office for Davidson County, Tennessee. The said Curtis Ewing Spann and Joan G. Spann having since divorced (See 83D-2892, Third Circuit Court for Davidson County, Tennessee, thereby extinguishing the tenancy by entireties. Further, Joan Gonski Spann having then conveyed her one half (1/2) interest to CURTIS EWING SPANN by deed of record in Book 6361, page 834, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120043083 DEEDWARR
Recvd: 06/11/12 16:14 2 pgs
Fees:13.00 Taxes:481.00

20120611-0051096

Unimproved ( )
This is improved(X) property, known as 449 ANNEX AVENUE, 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 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 singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11th day of June, 2012.

CURTIS EWING SPANN

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 Curtis Ewing Spann, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of June, 2012.

My commission expires: **May 5, 2015**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON