WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/10/12 09:51 2 pgs
Fees:13.00 Taxes:101.75
20120910-0081635

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$27,500.00**

Affiant

Subscribed and sworn to before me this 7th day of September, 2012

Notary Public
My Commission expires: 7/6/12
(Affix Seal)

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Eldon R. Spraker	SAME	071-08-0-036.00
6600 Ellesmere Road		
Nashville, TN 37205		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Barbara Avritt**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Eldon R. Spraker**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the Westerly one-half of Lot No. 75 on the plan of J.B. Haynie's Oriental Subdivision, of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Herbert Alonzo Harbin and wife, Thelma Inez Harbin, by deed from George H. Sprinkles and wife, Teresia Sprinkles, on June 3, 1954, of record in Book 2280, page 635, Register's Office for Davidson County, Tennessee. The said Herbert Alonzo having died leaving the property to Thelma Inez Harbin by right of survivorship. Thelma Inez Harbin died testate on December 15, 1989. Last Will and Testament of Thelma Inez Harbin (aka Thelma Inez Matthews) was admitted to Probate at Cause No. 93813, Probate Court of Davidson County, Tennessee. Property further conveyed to Barbara Faye Hamilton nka Barbara F, Avritt, as devisee under the Last Will and Testament of Thelma Inez Matthews of record in Instrument Number 20100930-0078067, said Register's Office.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 26 and 27, Register's Office Davidson County, Tennessee.

This is improved property known as: **335 Duke Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 7, 2012.

Barbara F. Avritt

Barbara F. Avritt
f/k/a Barbara Faye Hamilton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Barbara F. Avritt** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 7, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY