WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/21/12 13:24 2 pgs
Fees:13.00 Taxes:5.55
20120921-0086087

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$1,500.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 18th day of September, 2012

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

JENNIFER R. PIERCE 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	071-08-0-037.00
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 easterly half Lot No. 75 on the Map 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.

Said part of Lot No. 75 fronts 50 feet on the northerly side of Duke Street and extends back between parallel lines with the westerly margin of an alley 140 feet to an alley in the rear.

Being the same property conveyed to Herbert harbin and wife, Inez Harbin, by deed on August 22, 1969, of record in Book 4373, page 820, Register's Office for Davidson County, Tennessee. Herbert Harbin having died leaving said property to Inez Harbin by right of survivorship. Inez Harbin died testate on December 15, 1989. Last Will and Testament of Thelma Inez Harbin 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 said Last Will & Testament of record in Instrument Number 20100930-0078067, said Register's Office.

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: **337 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 18th, 2012.

Barbara Avritt by Wendy Green as attorney in fact
Barbara Avritt
by Wendy Green, as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Wendy Green, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Barbara Avritt, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Barbara Avritt, the bargainor(s), by the said Wendy Green, as Attorney-in-Fact.

WITNESS my hand and seal, this 18th day of September, 2012.

NOTARY PUBLIC My Commission Expires: 7/6/15

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