RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120088905 DEEDWARR
Recvd: 11/20/12 14:04 2 pgs
Fees:13.00 Taxes:276.76
20121120-0107142

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $74,800.00.

Affiant

Subscribed and sworn to me on November 19, 2012.

NOTARY PUBLIC

JEREMY H. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 3, 2015
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25942SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Cody O'Quinn 207 Old Brick Church Pike Goodlettsville, TN 37072	SAME ADDRESS AS NEW OWNER	018-16-093

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tony L. Spain, a single man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Cody O'Quinn, a single man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Avril Warmack's Subdivision at Goodlettsville, not of record, described according to a survey made August 28, 1947, by John M. Sullivan, County Surveyor, as follows:
>
> Beginning on the northerly margin of McClure Street, 252.9 feet, more or less, east of the easterly margin of Baker Street, being the corner of Lots Nos. 4 and 5; thence with the line between said two lots, North 16 degrees 39 minutes West 197.8 feet; thence North 80 degrees 07 minutes East 50 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, South 16 degrees 36 minutes East 197.9 feet to the northerly margin of McClure Street; thence with said Street, westwardly 50 feet to the beginning.
>
> Being the same property conveyed to Tony L. Spain by Deed dated 1/25/12 from Fannie Mae a/k/a Federal National Mortgage Association of record as Instrument No. 20120202-0009551, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and paid by Grantor; 2013 and subsequent taxes are assumed by the Grantee.
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 207 Old Brick Church Pike, Goodlettsville, TN 37072.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on November 19, 2012.

Tony L. Spain

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 19, 2012, before me personally appeared Tony L. Spain to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on November 19, 2012.

NOTARY PUBLIC

My Commission Expires: March 3, 2015

JEREMY H. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 3, 2015
STATE OF TENNESSEE