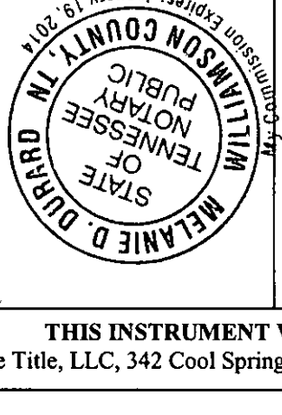
# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130034554 DEEDWARR
Recvd: 04/26/13 11:49 2 pgs
Fees:13.00 Taxes:1054.50

20130426-0041811




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-19-14
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Laura Creamer McSpadden | Laura Creamer McSpadden | 117 020C 037.00 |
| (NAME) | (NAME) | |
| 672 Timber Lane | 672 Timber Lane | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Altera Capital, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura Creamer McSpadden**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit Number 37 together with carport designated 37A on the Plan of Regency Park, as of record in Plat Book 3700, pages 111 thru 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of The Association of Owners of the Regency Park Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 3815, page 778; Book 4364, page 381; Book 4767, page 431; Book 5673, page 429; Book 6047, page 201; Book 7662, page 942; Book 7728, page 343; Book 9746, page 83; Book 11288, page 513; Instrument No. 20031029-0159210; Instrument No. 20050531-0060994 and Instrument No. 20110525-0040197, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bascomb W. Thomas and wife, Suzanne C. Thomas, by Warranty Deed from Frank G. Clement, Jr., dated February 16, 1998, of record in Book 10802, page 533, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Altera Capital, LLC by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated March 14, 2013, as of record in Instrument No. 20130328-0030394, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 672 Timber Lane, Nashville, TN 37215
(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 16th day of April, 2013.

Altera Capital, LLC

By: _____
Bryan D. Spicer
Authorized Representative

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Bryan D. Spicer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Authorized Representative of Altera Capital, LLC, the within named bargainor, and that he as such Authorized Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Altera Capital, LLC by Bryan D. Spicer as such Authorized Representative.

Witness my hand and official seal, at Office in Franklin, Tennessee, this 16th day of April, 2013.

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014