WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130036416 DEEDWARR
Recvd: 05/02/13 10:43 2 pgs
Fees: 13.00 Taxes: 421.80
20130502-0044172

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April 2013.

Notary Public

MY COMMISSION EXPIRES: 12/23/14

(AFFIX SEAL)

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lauren G. Linde	Bank of America, NA	10808006500
(NAME)	(NAME)	
3201 Lumberjack Road	7105 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-4020	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Brandon Neil Spain, maried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lauren G. Linde, Trustee of the Lauren F. Linde Living Trust, dated April 15, 2009**, hereinafter called the GRANTEE(S), their heirs and/or 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. 223 on the Plan of Section Two, Larchwood, of record in Plat Book 5200, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Brandon Neil Spain by Deed from Archie N. Spain, married and E Ray Swatzell, married, dated 07/15/1998 and filed for record on 07/23/1998 in Book 11032, Page 311, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 57, Plat Book 5200, Page 58, Plat Book 5200, Page 59, said Register's Office.

Restrictions of record in Book 5479, Page 443, said Register's Office. Said restrictions were amended in Book 5688, page 696, said Register's Office.

Revised Restrictions of record in Book 6011, Page 130, said Register's Office.

County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3201 Lumberjack Road, Nashville, TN 37214-4020

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 26th day of April, 2013.

Brandon Neil Spain

State of Tennessee
County of Wilson

Personally appeared before me Brandon Neil Spain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of April, 2013.

Notary Public
My Commission Expires: 9-2-13

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122