BILL GARRETT, Davidson County
Trans:T20130044819 DEEDWARR
Recvd: 05/30/13 08:49 3 pgs
Fees:18.00 Taxes:1063.75
20130530-0054198

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Daniel M. Spirko
3504 Brookview Forest Ct
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
First Community Mortgage, Inc.
275 Robert Rose Dr
Murfreesboro, TN 37128

MAP	**180-4**
GROUP	**B**
PARCEL	**71.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Donald E. Vollmer, Jr., unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Daniel M. Spirko,** hereinafter called the GRANTEE, his 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 Lot No. 103 on the Plan of Brookview Forest, Phase II, of record in Instrument No. 20040629-0076755, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Donald E. Vollmer, Jr. by deed dated July 31, 2008 from Eric J. Elkins and wife, Jordan E. Boggs Elkins of record in Instrument no. 20080806-0081065, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **3504 Brookview Forest Ct, Nashville, Tennessee 37211.**

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 covenants 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, and 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 my hand this the **24th** day of **May, 2013.**

Donald E. Vollmer

Donald E. Vollmer, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Donald E. Vollmer, Jr.**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of May, 2013.

Mary Joe Hartz

NOTARY PUBLIC



My Commission Expires: 5.3.16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $287,500.00.

Charlotte B. Wright

AFFIANT

Subscribed and sworn to before me on this 24th day of May, 2013.

M L Hickernell

NOTARY PUBLIC

My Commission Expires: 8-19-13

