File Box 9 B

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130103912 DEEDWARR
Recvd: 12/12/13 11:13 2 pgs
Fees:13.00 Taxes:1343.10
20131212-0125828

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $363,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of December, 2013.

Notary Public

My commission expires:
(AFFIX SEAL)

ELIZABETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Jeffrey M. Spraggins II**<br>**Adrienne Ruth M. Spraggins** | Regions Bank dba Regions | **Map 103-04-0 Parcel 004-00** |
| **4602 Idaho Avenue** | Mortgage<br>2050 Parkway Office Circle | |
| **Nashville, TN 37209** | Birmingham, AL 35244 | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Kathleen M. Monaghan, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jeffrey M. Spraggins II and wife, Adrienne Ruth M. Spraggins**

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:

**Being the westerly half of Lot No. 503 and the easterly 35 feet of Lot No. 505 of Block No. 25 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.**

**Said part of Lots Nos. 503 and 505 front together 60 feet on the northerly side of Idaho, formerly Fifth Avenue and run back between parallel lines 150 feet to an alley.**

**Being the same property conveyed to Kathleen M. Monaghan, a single person, dated November 2, 2009, by Deed from Steven Tessier and wife, Virginia Tessier, of record in Instrument No. 20091103-0101423, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee; and,**

**2) Taxes for the current year which have been prorated and paid by the Grantor(s) herein and subsequent years, not yet due and payable.**

This is improved (__x__) Unimproved (____) property, known as **4602 Idaho Avenue, Nashville, TN 37209**

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 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/our hand(s) this 9 day of **December, 2013.**

**Kathleen M. Monaghan**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Kathleen M. Monaghan,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of **December, 2013.**

**Notary Public**

**My Commission Expires:** 2/13/17

JOHN C.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.