BILL GARRETT, Davidson County
Trans:T20130106874 DEEDWARR
Recvd: 12/26/13 10:21 2 pgs
Fees:13.00 Taxes:113.41
20131226-0129780

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,650.00

Affiant

Subscribed and sworn to before me, this 20th day of December, 2013.

Notary Public

My commission expires: 7-24-17

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ELDON SPRAKER	**CASH OFFER** – New Owner	**08008010700**
3242 PANORAMA DRIVE	Same	
NASHVILLE, TN 37218		

FOR AND IN 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 ACKNOWLEDGE, WE,

SHARON Y. TUCKER, A SINGLE PERSON

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

ELDON SPRAKER

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 Lot No. 175 on the Plan of Section 1, Bordeaux Gardens, of record in Book 3300, page 91, Register's Office for said County.

Said Lot No. 175 fronts 55 feet on the east of Panorama Drive and extends back 146.1 feet on the north line and 134.05 feet on the south line to a dead line in the rear on which it measures 56.33 feet.

BEING THE SAME PROPERTY CONVEYED TO SHARON Y. TUCKER, A SINGLE PERSON, BY WARRANTY DEED FROM JEWEL G. ELLER, UNMARRIED, DATED 12/20/1996 AND RECORDED ON 12/26/1996 IN BOOK 10301 PAGE 280, SAID REGISTER'S OFFICE SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 3242 PANORAMA DRIVE, NASHVILLE, TN 37218.

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 in 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 20th day of December, 2013.

SHARON Y. TUCKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, SHARON Y. TUCKER, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2013.

Notary Public

My Commission Expires: 7-24-17

