BILL GARRETT, Davidson County
Trans:T20140006705 DEEDWARR
Recvd: 01/29/14 12:39 2 pgs
Fees:13.00 Taxes:443.63

20140129-0008123

| WARRANTY DEED | OATH OF CONSIDERATION: |
|---|---|
| STEPHANIE MCPEAKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY | SS.<br>STATE OF TENNESSEE Sum<br>COUNTY OF ~~DAVIDSON~~ Williamson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $119,900.00<br>AFFIANT<br>SWORN TO AND SUBSCRIBED BEFORE ME THIS 15TH DAY OF JANUARY, 2014.<br>NOTARY PUBLIC<br>MY COMMISSION EXPIRES: |

**THIS INSTRUMENT PREPARED BY:**
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

| ADDRESS OF NEW OWNER(S): | SEND TAX BILLS TO: | MAP-PARCEL NUMBER(S): |
|---|---|---|
| **Glen E. Spiller, II**<br>**2708 Hartford Drive**<br>**Nashville, TN 37210** | **Same** | **119-10, 161** |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Charles Walker, *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Glen E. Spiller, II, unmarried *(hereinafter called "Grantee")*, a certain tract or parcel of land in the tenth Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Hidden Acres, of record in Plat Book 1130, Page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Walker by Quitclaim Deed from Nationstar Mortgage, LLC, dated August 5, 2013, recorded August 12, 2013, of record in Instrument # 20130812-0084559, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **2708 Hartford Drive, Nashville, TN 37210**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record;
(3) All easements of record;
(4) All matters appearing on the plan of record in Plat Book 1130, Page 89;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of January, 2014.

GRANTOR:

Charles Walker

SS.

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

**BEFORE ME**, the undersigned Notary Public of the State and County aforementioned, personally appeared Charles Walker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

**WITNESS** my hand and seal this 15th day of January, 2014.

Notary Public
My Comm. Exp.: