WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140031615 DEEDWARR
Recvd: 05/07/14 13:06 2 pgs
Fees:13.00 Taxes:1665.00

20140507-0039027

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of April, 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Mark Spivey	New Owner	117-05-0-038.00
(NAME)	(NAME)	
3617 Sperry Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Harlin Sadler, III, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Mark Spivey**, 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:

A certain tract or parcel of land in the 7th Civil District of Davidson County, Tennessee described as follows:

Being Lot No. 42 in the Plan of the Henry Sperry Subdivision, as of record in Plan Book 974, page 21, Register's Office of Davidson County, Tennessee.

Said Lot No. 42 fronts 100 feet on the southerly side of Sperry Avenue and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Earl H. Sadler and Vera G. Sadler by Warranty Deed dated April 12, 1994 from R. Frank Russell of record in Book 9310, Page 413, Register's Office for Davidson County, Tennessee.

BEING the same property to convey a 50% interest to Harlin Sadler, III by Quitclaim deed dated December 27, 2007from Earl H. Sadler and Vera G. Sadler and filed of record in Instrument No. 20071228-0148380 said Register's Office.

FURTHER being the same property to convey the remaining 50% interest to Harlin Sadler, III by Quitclaim Deed dated January 9th, 2008 from Earl H. Sadler and Vera G. Sadler and filed of record in Instrument# 20080110-0003321, said Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 3617 Sperry Ave, Nashville, TN 37215

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, has 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 our hands this **29th** day of **April, 2014**

Harlin Sadler III

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Harlin Sadler III**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **29th** day of **April, 2014**

Notary Public

My commission expires: 8/29/2016

SUSAN L. REINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122