WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/8/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advatage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrell Spink, an unmarried man	Franklin American Mortgage Company	053130097.00
(NAME)	(NAME)	
617 Brentmeadow Circle	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Nicole M. Michels, an unmarried individual, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darrell Spink, an unmarried man,** 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. 30-A on the plan of Kimbolton, Phase I as shown on plat of record in Plat Book 6900, Page 963, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Nicole M. Michels, an unmarried individual, by deed of record in Instrument Number 20130814-0085427, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Kimbolton, Phase I of record in Plat Book 6900, Page 963, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 6900, Page 963, Book 7265, Page 655, Book 7464, Page 969, Book 7470, Page 126, Book 7577, Page 553, Book 7799, Page 50, Instrument No. 20060126-0009811 and By-Laws of record in Instrument No. 20030226-0025658, Register's Office for Davidson County, Tennessee. Subject to all matters as shown on plat of record in Book 6900, Page 276, 277 & 278, amended in Book 7577, Page 553 and Book 6900, Page 963, Register's Office for Davidson County, Tennessee. Charter of Kimbolton HOA recorded in Book 7483, page 982 and Book 7507, Page 67, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 617 Brentmeadow Circle, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

BILL GARRETT, Davidson County
Trans:T20140043069 DEEDWARR
Recvd: 06/18/14 10:26 2 pgs
Fees:13.00 Taxes:407.00

20140618-0053067

Witness my hand this 13th day of June, 2014.

Nicole M. Michels

Nicole M. Michels

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~WILLIAMSON~~ Morgan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicole M. Michels, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 13th day of June, 2014.

Commission expires:

Debra Callaha Cantrell

Notary Public

My Commission
Expires 6-9-2018

DEBRA CALLAHAN CANTRELL NOTARY PUBLIC ALABAMA STATE AT LARGE