WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140043488 DEEDWARR
Recvd: 06/19/14 11:06 2 pgs
Fees:13.00 Taxes:666.00

20140619-0053581

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-27-18

(AFFIX SEAL)

MORGAN O'NEILL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barton W. Spain	Regions Bank dba Regions Mortgage	08511007000
(NAME)	(NAME)	
909 Cleeves Street	2050 Pkwy Office Cir, RCN-6, Mail Code ALBH40602B	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Donald R. Roberts Jr. and Ann Marie Roberts Mitchell**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Barton W. Spain and Brynna V. Spain, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 55 on the Plan of Section One Stanford Country Club Estates, as shown on plat of record in Book 2900, page 50, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Donald R. Roberts Jr. and Ann Marie Roberts Mitchell by Will from Donald Roberts, Open Probate No. 12P-1864. Further being the same property conveyed to Donald R. Roberts and wife. Clara Roberts by Warranty Deed from Joe A. Elder and wife, Mildred T. Elder, dated September 7, 1976 and filed in Book 5066, page 455, Register's Office of Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Book 2900, Page 50, Register's Office for said County.
Restrictive Covenants of record in Book 2933, Page 109, Register's Office for said County.
Easement of record in Book 5166, Page 781, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 213 Eldon Court, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 3RD day of June, 2014.

Donald R. Roberts Jr.

Ann Marie Roberts Mitchell by Donald R Roberts Jr as her Attorney in fact.
Ann Marie Roberts Mitchell
By: Donald R. Roberts, Jr. as Her Attorney in Fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Roberts, Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of June, 2014.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

On this 3rd day of June, 2014, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Donald R. Roberts, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Ann Marie Roberts Mitchell , and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record Instrument No. 20140619-0053580, Register's Office of Davidson County, Tennessee.

Witness my hand and Official Seal this 3rd day of June, 2014.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122