WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140079152 DEEDWARR
Recvd: 10/21/14 12:02 2 pgs
Fees:13.00 Taxes:610.13
20141021-0096932

Y-VRES-14-9006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Todd Spainhour and Megan E. Spainhour	**USAA Federal Savings Bank**	
(NAME)	(NAME)	
9006 Rigden Mill Drive	**10750 McDermott Freeway**	**173090A51600CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**San Antonio, TX 78288-0558**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **RACHEL R. LYLES SMITH, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TODD SPAINHOUR AND WIFE, MEGAN E. SPAINHOUR,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 445, PHASE SEVEN, LENOX VILLAGE, as shown on plat of record in Instrument No. 20051028-0130418, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rachel R. Lyles, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 12th day of April, 2006 in Instrument No. 20060412-0042138, in the Register's Office of Davidson County, Tennessee.
The said Rachel R. Lyles being one and the same person as Rachel R. Lyles Smith.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

This conveyance is subject to:
- All matters shown on the plat of record in Instrument No. 20051028-0130418;
- Covenants, Conditions and Restrictions of record in Instrument Nos. 20020315-0032825, 20060321-0032382, 20020315-0032826 and 20060321-0032383;
- HOA Charter of record in Instrument No. 20020412-0045831;
- Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Nos. 20010918-0100849 and 20010918-0100851;
- Stormwater Detention Agreement of record in Instrument No. 20041229-0154223, Book 7361, Page 230 and Instrument Nos. 20020408-0042676 and 20050822-0099609, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **9006 Rigden Mill Drive, Nashville, Tennessee 37211**.

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 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 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 the 16th DAY OF OCTOBER, 2014.

Rachel R. Lyles Smith by Thomas Evans, Attorney-In-Fact

Rachel R. Lyles Smith by Thomas Evans, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS EVANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RACHEL R. LYLES SMITH, and who acknowledged he/she/they executed the same as the free act and deed of the said RACHEL R. LYLES SMITH.

Witness my hand and official seal, this the 16th of October, 2014.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212