WARRANTY DEED VB2014 0196 Davidson County DEEDWARR Recvd: 12/04/14 12:10 3 pgs Fees:18.00 Taxes:314.50 **20141204-0111220**	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $85,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 3RD DAY OF DECEMBER, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-17

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

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
David W. Day Jr. **68 Rolling Meadows Dr** **Nashville, TN 37072**	**Same**	**033-04-0A 06800CO,**

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, Myra Weatherspoon, *(hereinafter called the "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto David W. Day Jr., unmarried man *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee and being Unit No. 68 on the Plan of Rolling Meadows Townhomes, Phase I, Section VIII, a Planned Unit Development of record in Book 7900, Page 873, in the Register's Office of Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description.

Being the same property conveyed to Myra Weatherspoon by Quitclaim Deed from Veldia Stubblefield and Cathey Ashburn, dated February 12, 2010, recorded on February 17, 2010, said Register's Office for said County.

The above-described property is improved property known as **68 Rolling Meadows Dr, Nashville, TN 37072**

THIS CONVEYANCE IS SUBJECT TO:
(1) 2014 property taxes which have been prorated and paid at closing;
(2) All restrictions of record in Book 6593, Page 194, amendments in Book 6926, Page 472, Book 6966, Page 497, Book 6980, Page 188, Book 7138, Page 352, Book 7408, Page 733, Book 8049, page 711, Book 9319, Page 100, Book 9557, Page 25, Book 9566, Page 369 and re-recorded in Book 9557, Page 25, Book 9557, Page 29, re-recorded in Book 9566, Page 373; By-Laws in Book 6593, Page 241 ;
(3) All easements of record in Book 3248, Page 58, Book 5818, Page 658;
(4) All matters appearing on the plan of record in Plat Book 7900, Page 873;
(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 3rd day of December, 2014.

GRANTOR:

Myra Weatherspoon

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, this 3rd day of December, 2014.

Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

