Davidson County DEEDWARR
Recvd: 12/18/14 14:56 3 pgs
Fees:18.00 Taxes:536.50
20141218-0116069

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

LeAnn Maloney
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 2014.

NOTARY PUBLIC

My Commission Expires: 11-6-17

STATE OF TENNESSEE NOTARY PUBLIC JENNIFER R. PIERCE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John T. Spangler 1507 Litton Ave. Nashville, TN 37214	Movement Mtg. 841 Seahawk Circle Virginia Beach, Va 23452	07211007700

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

GRACIE M. JOHNSON AND MARY L. FIZER

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOHN T. SPANGLER, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36 and part of Lot No. 37 on the Plan of Glenmeade Subdivision, as of record in Book 974, page 32, Register's Office for said County, described as follows:

Beginning on the northerly margin of Litton Avenue, at a point 5 feet east of the corner of Lot Nos. 36 and 37; thence northerly 368.8 feet to the corner of Lot Nos. 36 and 37; thence westerly 45 feet; thence southerly 356.3 feet to the northerly margin of Litton Avenue; thence with the same, easterly 86 feet to the beginning.

Being the same property conveyed to Carl Covington and wife, Mary Covington from Thomas E. Sanders and Roy Conway Flowers by Installment Deed on March 27, 1963, of record in Book 3531, page 199, Register's Office for

Davidson County, Tennessee. Carl Covington predeceased Mary Catherine Covington. Mary Catherine Covington having since died intestate on May 6, 2013 and leaving her interest in the property to her only heirs at law, Gracie M. Johnson and Mary L. Fizer, as evidenced by Affidavit of Heirship of record as Instrument No. 20130906-0094304, said Register's Office.

THIS PROPERTY BEING HEREIN CONVEYED IS NOT THE RESIDENCE OF THE GRANTORS, THEIR SPOUSES OR DEPENDENTS.

This improved property is known as 1507 Litton Avenue, Nashville, TN 37216.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 12 day of December, 2014.

Gracie M. Johnson

Gracie M. Johnson

Mary L. Fizer

Mary L. Fizer

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Gracie M. Johnson and Mary L. Fizer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12 day of December, 2014.

Brandy Gomaz

Notary Public

My commission expires: 9/11/17

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE