Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150030911 DEEDWARR
Recvd: 04/23/15 14:24 2 pgs
Fees:13.00 Taxes:969.40
20150423-0036537

39-B
File #15-1062

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephanie Q. Spain and Thomas K. Spain, wife and husband,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph M. Fussell and Helen H. Fussell, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Unit No. 52, Building No. 12 on the Condominium Site on the Plan of Hearthstone Manor, Phase IV, a part of Hearthstone Planned Unit Development of record in Book 6200, Page 144, which is amended in Book 6250, Page 990, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephanie Q. Spain and Thomas K. Spain, wife and husband by Warranty Deed from Nancy Kaye Duff dated April 20, 2010 of record as Instrument No. 20100422-0030502, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 239 Hearthstone Manor Ln, Brentwood, TN, 37027.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of April, 2015.

Thomas K. Spain, Jr.

Stephanie Q. Spain

State of Tennessee)
County of Davidson)

On this 20th day of April, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Thomas K. Spain, Jr. and Stephanie Q. Spain, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE TN DAVIDSON CO.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 262,000.00.

Affiant

Sworn and subscribed before me on this the 20th day of April, 2015.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE TN DAVIDSON CO.

NEW OWNER:
Helen H. Fussell
239 Hearthstone Manor Ln
Brentwood, TN 37027

RESPONSIBLE FOR TAX PAYMENT: Owner

TAX MAP-PARCEL #:
160-15-A-52.00