BILL GARRETT, Davidson County
Trans:T20150052479 DEEDWARR
Recvd: 06/30/15 11:45 2 pgs
Fees:13.00 Taxes:777.00
20150630-0062990

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of June, 2015.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Garth Allen Trusler & Rebekah H. Law	First Choice Lending Services LLC ~~**New Owner**~~	**Map\Parcel: 141-06-0C-116.00-CO**
4112 Kinley Court	51 Century Blvd, #111	
Nashville, TN 37221	Nashville, TN 37214	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Lance C. Spacek and Lindsey B. Spacek, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Garth Allen Trusler and Rebekah H. Law, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 109 on the Plan of Final Plat of Riverbridge, Phase 2, Section 1 of record in Plat at Instrument No. 20090205-0009854, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lance C. Spacek and wife, Lindsey B. Spacek by Warranty deed from Leslie Binford and Caleb Binford, husband of record in Instrument No. 20110620-0047200 Register's Office for Davidson County, Tennessee, dated June 17, 2011 and recorded on June 20, 2011. (Value of consideration shown in aforementioned deed $195,000.00.) Being also known as 4112 Kinley Court Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; all matters shown on the Plan of record in Plat at Instrument No. 20090205-0009854; all matters shown on the Plan of Final Plat, Riverbridge ROW Dedication of record in Instrument No. 20081208-0118318; all matters shown on the Plan of PUD Boundary Plat, Riverbridge Development in Instrument No. 20020709-0082561; Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016044, amended in Instrument No. 20030303-0027396, supplemented in Instrument No 20030806-0111893, supplement annexing Phase 2, Sec. 1, in Instrument No. 20090317-0023975; Charter of record in Instrument Number 20030218-0020998; By-Laws of record in Instrument Number 20030218-0020999; Quitclaim Deed to The Townhomes of Riverbridge HOA of record in Instrument Number 20090317-0023974; Stormwater Detention Agreement of record in Instrument Number 20021217-0155374 and Instrument No. 20031106-0163291; Easements and rights granted to Nashville, Chattanooga & St. Louis Railway in Deed 1298, page 244; Agreement for Dedication of Public Utilities of record in Book 7601, Page 415; Deed of

Easement by and between CSX Transportation, Inc. and Beazer Homes Corp. of record in Instrument Number 20090508-0042536; Restrictions of record as Instrument Number 20110620-0047200, all RODC, TN; Subject to the flow of any creeks, streams, or branches across subject property; Subject to rights of others in and to the common areas and/or elements. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4112 Kinley Court Nashville, TN 37221.

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 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 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 25th day of June, 2015.

Lance C. Spacek

Lindsey B. Spacek

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Lance C. Spacek and Lindsey B. Spacek, the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2015.

Notary Public

My Commission Expires: 10/2/17

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 5015092
RECORD & RETURN TO:
Solomon|Parks Title & Escrow, LLC
415 Main Street
Franklin, TN 37064