THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15054178**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $399,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2015. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20150054379 DEEDWARR
Recvd: 07/06/15 15:38 2 pgs
Fees:13.00 Taxes:1476.30
20150706-0065359

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carl Stubner 672 TIMBER LN Nashville TN 37215-1120	New Owner	Tax Parcel ID No. 117020C03700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura McSpadden, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carl Stubner**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit Number 37 together with carport designated 37A on the Plan of Regency Park, as of record in Plat Book 3700, Pages 111 thru 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of The Association of Owners of the Regency Park Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 3815, Page 778; Book 4364, Page 381; Book 4767, Page 431; Book 5673, Page 429; Book 6047, Page 201; Book 7662, Page 942; Book 7728, Page 343; Book 9746, Page 83; Book 11288, Page 513; Instrument No. 20031029-0159210; Instrument No. 20050531-0060994 and Instrument No. 20110525-0040197, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Altera Capital, LLC to Laura Creamer McSpadden, as recorded on the 26th day of April, 2013 in Instrument No. 20130426-0041811; Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to Altera Capital, LLC, as recorded on the 28th day of March, 2013 in Instrument No. 20130328-0030394 and Warranty Deed from Frank G. Clement, Jr., married to Bascomb W. Thomas and wife, Suzanne C. Thomas, as recorded on the 20th day of February, 1998 in Deed Book 10802, Page 533, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REGENCY PARK, as recorded in Plat Book 3700, Page(s) 111 thru 112.

Terms and provisions of by-Laws recorded in Book 3815, Page 778, Book 4364, Page 381, Book 4767, Page 431, Book 5673, Page 429, Book 6047, Page 201, Book 7662, Page 942, Book 7728, Page 343, Book 9746, Page 83, Book 11288, Page 513, Instrument Nos. 20031029-0159210, 20050531-0060994 and 20110525-0040197.

Charter recorded in Book 8129, Page 118 and Book 8500, Page 717.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing REGENCY PARK Condominium of record in Book 3815, Page 778; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Deed of Conveyance recorded in Book 3953, Page 348.

Agreement for Dedication of Easement recorded in Book 3943, Page 821 and Book 4067, Page 947.

This is improved property located at 672 TIMBER LN Nashville TN 37215-1120

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2015.

Laura McSpadden

Laura McSpadden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laura McSpadden, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018