THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15064508**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. emily jones Affiant Subscribed and sworn to before me, this 20th day of July, 2015. Tracey Perry Notary Public My Commission Expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

WARRANTY DEED

Address New Owner: Ondrej Spacek and Allyn R Spacek 225 Amherst Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 084-14-0-119.00

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, **Joshua Carl and Karin Carl, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ondrej Spacek and Allyn R. Spacek, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 102 on the plan of Walnut Grove Subdivision, as of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Joshua Carl and Karin Carl, husband and wife, by Warranty Deed from Charles E. Hager and wife, Pamela S. Hager, dated 12/20/10 and recorded 12/22/10 in Instrument No. 20101222-0101856, in the Register's Office of Davidson County, Tennessee.

The execution of this instrument is effected by the signature of Joshua Carl as Attorney-in-Fact for Karin Carl, which Power of Attorney if recorded in Instrument No. 20150724-0072830, said Register's Office.

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.

Taxes for the year 2015, a lien not yet due and payable.

Subject to all existing easements and all matters shown on plat of record in Book 2133, Page 87; and Sanitary Sewer Easement in Book 4896, Page 139, Register's Office for Davidson County, Tennessee.

This is improved property located at 225 Amherst Nashville TN 37214

BILL GARRETT, Davidson County
Trans:T20150060746 DEEDWARR
Recvd: 07/24/15 11:53 2 pgs
Fees:13.00 Taxes:684.50
20150724-0072831

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 20th day of July, 2015.

Joshua Carl

Karin Carl by Joshua Carl as attorney in fact
Karin Carl by Joshua Carl as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at office, this 20th day of July, 2015.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua Carl,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Karin Carl,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, 20th day of July, 2015.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018