WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150061066 DEEDWARR
Recvd: 07/27/15 08:14 2 pgs
Fees:13.00 Taxes:576.28
20150727-0073222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-23-16
(AFFIX SEAL)

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires AUG. 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Partin and Lori Partin	Same	
(NAME)	(NAME)	
104 Swanton Court		26-6 105
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **ROBIN S. SPANGLER NIELSEN, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY PARTIN AND WIFE, LORI PARTIN,** 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. 286 on the Plan of Windsor Green, Phase II, Section II, of record in Plat Book 6900, Page 549, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robin S. Spangler, unmarried, by deed dated February 18, 2010 from Madge Cioccia, unmarried, of record in 20100222-0013268, Register's Office for Davidson County, Tennessee. Robin S. Spangler has since married and is now known as Robin S. Spangler Nielsen. Timothy J. Nielsen joins in executing this deed to convey any marital interest he may have in said Property.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 6900, Page 549, said Register's Office; and (c) restrictive covenants of record in Book 6406, Page 929, said Register's Office.

unimproved
This is improved x property, known as 104 Swanton Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with 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 my hand this 17th day of July, 2015.

Robin S Spangler Nielsen

ROBIN S. SPANGLER NIELSEN

TIMOTHY J. NIELSEN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robin S. Spangler Nielsen and Timothy J. Nielsen, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17 day of July, 2015.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 3 2015