WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150063615 DEEDWARR
Recvd: 08/03/15 13:05 2 pgs
Fees:13.00 Taxes:732.60
20150803-0076440

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michelle LaVone	Regions Bank d/b/a Regions Mtg	135160A018.00
(NAME)	(NAME)	
2436 Ravine Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Shirley D. Spengel, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michelle LaVone, unmarried** 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. 34 of Tracts 8, 9 and 10 of Nashboro Village, as of record in Book 5200, Page 186-189, said Register's Office.

Said Lot No. 34 fronts a total of 92.78 feet on the northerly margin of Ravine Drive and runs back 132.74 feet on the westerly line and runs back 73.40 feet on the easterly lot line in the rear which measures 86.62 feet thereon.

Being the same property conveyed to Marvin F. Spengel and wife, Shirley D. Spengel by deed dated August 13, 1986 from Von Canon Builders, a Sole Proprietorship composed of Frederick J. Von Canon and wife, Jerrie M. Von Canon of record in Book 6951, Page 260, Register's Office for Davidson County, Tennessee. The said Marvin F. Spengel died on August 17, 2010 and is survived by his wife, Shirley D. Spengel.

Shirley D. Spengel is one and the same as Shirley Spengel

This Instrument was executed pursuant to a Power of Attorney being recorded simultaneously herewith of record in Instrument No. ★, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: ★ 20150803-0076439

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 5200 Page 186-189, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 4827, Page 14, Supplemental Restrictions in Book 5465, Page 561, and amended Supplemental Restrictions in Book 5588; Page 429, Register's Office for Davidson County, TN.
4) Property is subject to the HOA Charter in Book 5575, Page 419, said Register's Office.
5) Property is subject to Open Space and Recreational Areas of record in Book 4675, Page's 521-525, said Register's Office.
6) Property is subject to a ROW Easement to the Colonial Pipeline Co., of record in Book 3955, Page 180, said Register's Office.
7) Property is subject to a ROW Easement to the Colonial Pipeline Co., of record in Book 4588, Page 473, said Register's Office.
8) Property Is subject to a ROW Easement to the Tennessee Power Co., of record in Book 437; Page 14, Said Register's Office.
9) Any end all restrictions, conditions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2436 Ravine Drive, Nashville, TN 37217
(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/our hands this 29th day of July, 2015.

Shirley D. Spengel by Mark Stephen Spengel Attorney-in-Fact

Shirley D. Spengel By: Mark Stephen Spengel, Attorney-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Mark Stephen Spengel** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Shirley D. Spengel** as Attorney-In-Fact, as his free act and deed.

WITNESS my hand and seal this 29th day of July, 2015.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 15-Lawone