WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M. Spain Properties, a Tennessee General Partnership	New Owner	103-10-O-121.00
(NAME)	(NAME)	
3640 Wareham Drive		
(ADDRESS)	(ADDRESS)	
Thompson's Station, TN 37179		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Linda Brown**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **M. Spain Properties, a Tennessee General Partnership**, hereinafter called the GRANTEE(S), their heirs and/or 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. 4, on the plan of Section One of Brookside Courts Addition No. 4, of record in Plat Book 1835, Page 81, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Melvin C. Spain and wife, Willodeen R. Spain by Warranty Deed from John U. Wilson and wife, Louise Wilson, dated 08/06/1951, recorded 08/15/1951 of record in Book 2017, Page 289, in the Register's Office for Davidson County, Tennessee. Melvin C. Spain died on 10/28/1996 leaving Willodeen R. Spain as sole surviving tenant by the entirety. Willodeen R. Spain died testate on 02/04/2015 devising subject property to Melvin Spain and Linda Brown as evidenced by her Last Will and Testament under Docket No. 15P469, in the Probate Court Clerk's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Property taxes for 2015 and subsequent years, a lien not yet due and payable. 2015 property taxes have been prorated between Grantor and Grantee.
All matters shown on the plat of record in Plat Book 1835, Page 81, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

BILL GARRETT, Davidson County
Trans: T20150083571 DEEDWARR
Recvd: 10/01/15 10:51 2 pgs
Fees: 13.00 Taxes: 462.50

20151001-0099804

File No.: 01288-27772
SMG TN Warranty Deed

This is improved ☑ property, known as 123 White Bridge Pike, Nashville, TN 37209
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 23rd day of September, 2015.

Linda Brown

Linda Brown

State of Tennessee
County of Williamson

Personally appeared before me Linda Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of September, 2015.

Notary Public
My Commission Expires: 11/15/19

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

