Prepared from information furnished by the parties

WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2015

Notary Public:

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

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Adan Emilio Sanchez	NEW OWNER	Parcel ID:
1014 Crowder Court; Unit A	1014 Crowder Ct.; Unit A	13304005100
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN 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, we

Verna Annette Spitzer, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Adan Emilio Sanchez , 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 all of Lot Number 8 on the Plan of Battlewood, Section 3, of record in Book 3300, Page 4, of the Register's Office for Davidson County, Tennessee, and to which Plan reference is hereby made for more complete details as to location and description of said Lot No. 8. The legal description of Lot No. 8 is the same as in the previous deed of record.

Being the same property conveyed to F. Gene Spitzer and wife, Verna Annette Spitzer by deed from Tarkington Property Company of record in Book 8435, Page 487, said Register's Office, dated September 4, 1991. The said F. Gene Spitzer died June 21, 2013, and title vested in Verna Annette Spitzer as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 4, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1014 A, B, & C Crowder Court, Nashville, TN 37211

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 16th day of October, 2015.

Verna Annette Spitzer

BILL GARRETT, Davidson County
Trans:T20150088678 DEEDWARR
Recvd: 10/19/15 10:35 2 pgs
Fees:13.00 Taxes:610.50

20151019-0105941

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 Verna Annette Spitzer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of October, 2015.

My Commission Expires: 8/23/16

Notary Public

