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 $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 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:
Eldon R. Spraker, III	Eldon R. Spraker, III	Parcel ID:
6600 Ellesmere Rd.	6600 Ellesmere Rd.	04313015000
Nashville, TN 37205	Nashville, TN 37205	

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

First Home Financial, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Eldon R. Spraker, III , 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:

Being Lot 5 in Block E on the Plan of the Forest Park Subdivision at Madison, Tennessee, as the same appears of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the East side of the First Avenue (now Brawner Avenue) and runs back easterly 151 feet and 3 inches on the South line and 143 feet on the North line to a dead line.

Being the same property conveyed to First Home Financial, LLC, by Quitclaim Deed from G Co. Investments, LLC, of record in Instrument 20150608-0053269, dated June 4, 2015, Register's Office for said County. See also Quitclaim Deed of record in Instrument 20150727-0073421; Order to Quiet Title in Instrument 20150707-0065703; and Final Decree in Instrument 20130919-0098677, said Register's Office.

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 Book 843, Page 44, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 213 Brawner Avenue, Madison, TN 37115

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 25th day of November, 2015.

First Home Financial, LLC

BY: _____
Brian Gaihous
Chief Manager

BILL GARRETT, Davidson County
Trans:T20150100767 DEEDWARR
Recvd: 11/30/15 08:56 2 pgs
Fees:13.00 Taxes:296.00

20151130-0120090

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brian Gainous with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Chief Manager respectively of the First Home Financial, LLC the within named bargainer, and that he/she as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the said Brian Gainous as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of November, 2015.

My Commission Expires: 8/23/16

Notary Public

