WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000.00

Affiant

Subscribed and sworn to me on December 7, 2015.

NOTARY PUBLIC

My Commission Expires: 3/19/19

Return To:
Four Star Title, LLC
2506 N. Mt Juliet Road
Mt. Juliet, TN 37122
#15-0535

STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William Hunter Spurgeon 330 Vaughn St. Nashville, TN 37207	SAME AS NEW OWNER	82-3-402.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Alden Horton, III and wife, Juli Horton, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto William Hunter Spurgeon, an unmarried man hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 6 on the plan of J.M. EATHERLEY ADDITION TO EAST NASHVILLE, as shown on plat of record in Plat Book 57, Page 138, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Alden Horton III and wife, Juli G. Horton, by Warranty Deed from Marise M. Evans-Perry, a married woman, recorded on the 24th day of September, 2015 in Instrument No. 20150924-0097321, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 330 Vaughn St., Nashville, TN 37207.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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.

BILL GARRETT, Davidson County
Trans:T20150103929 DEEDWARR
Recvd: 12/09/15 09:46 2 pgs
Fees:13.00 Taxes:1165.50
20151209-0123808

WITNESS our hands on December 7th, 2015.

Alden Horton, III

Juli G. Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On December 7th, 2015, before me personally appeared Alden Horton, III and Juli G. Horton to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 7th day of December, 2015

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY