BILL GARRETT, Davidson County
Trans:T20150110438 DEEDWARR
Recvd: 12/31/15 11:35 2 pgs
Fees:13.00 Taxes:910.20
20151231-0131552

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 246,000.00

Affiant

Subscribed and sworn to before me, this 29th day of December, 2015.

Notary Public

My commission expires: _____

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 5, 2019

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lauren Spratlin **Larry Spratlin**	**Lauren Spratlin & Larry Spratlin**	**06114022700**
3802 Burrus Street	**3802 Burrus Street**	
Nashville, TN 37216	**Nashville, TN 37216**	

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 ACKNOWLEDGE, WE,

Margaret A. Thomas and Scott A. Thomas, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lauren Spratlin and Larry Spratlin, as tenants in common with rights of survivorship

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. 1 as shown on the Plan of Resubdivision Lot 72 on the Map of the Subdivision of The Maplewood Home Tract of record in Instrument No. 200707200086817, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Margaret A. Thomas and Scott A. Thomas, wife and husband, by deed from Billy Douglas Cage and spouse, Carol Cage, dated 5/28/99 of record in Book 11516, Page 263, Register's Office of Davidson County, Tennessee, and a portion of the same property conveyed to Ava Mire and husband, Jonathan W. Mire, by deed from Sayed Kamal and Sayed Azizuddin dated 10/05/06 of record in Instrument No. 200610090125079, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3802 Burrus Street, Nashville, TN 37216.

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 in 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 hand(s) this 29th day of December, 2015.

Margaret A. Thomas

Scott A. Thomas

Ava Mire

Jonathan W. Mire

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Margaret A. Thomas and Scott A. Thomas, **and Ava Mire and Jonathan W. Mire,** the within named Grantor(s), 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, at office, this 29th day of December, 2015.

Notary Public

My Commission Expires: 9-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY