BILL GARRETT, Davidson County
Trans:T20160017631 DEEDWARR
Recvd: 03/03/16 12:53 2 pgs
Fees:13.00 Taxes:514.30
20160303-0020489

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $139,000.00 Affiant Subscribed and sworn to before me, this the 26th day of February, 2016. Notary Public My commission expires: 3-20-18

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Amy Dee Richardson	Fairway Independent	
306 Maplewood Trace	16652 Pinegrest Dr #200	061-01-0-053-00
Nashville, TN 37207-3013	Plano TX 75024	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JANET L. WHITWORTH, UNMARRIED, AND CARL EUGENE SPURLOCK, MARRIED*, AND JAMES WAYMON SPURLOCK, MARRIED*, AND JANET LOUISE WHITWORTH, UNMARRIED, HEIRS OF THE ESTATE OF WAYMON SPURLOCK***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY DEE RICHARDSON, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot No. 2 on the Plan of William Phillips Estates, as of Record in Book 57. Page 21, Registers Of\u64257?ce for said County, and shown as Tract "B", on the Map of William Brecheen' s Resubdivision, made by William Collier Parrish, Civil Engineers, dated February 11, 1964, as follows:

Beginning at a point in the South margin of Maplewood Lane, as widened, at an iron stake at the Common Corner of Tracts A and B: thence, along the line of said iron stake, S. 75 degrees 45 minutes W. 204.7 feet to an iron stake; thence , N. 82 degrees 50 minutes 85 feet to an iron stake, a corner of Tracts B and C; thence, N. 4 degrees 24 minutes E. 204.9 feet to an iron stake in the South margin of Maplewood Lane; as widened; thence, with the margin of said Maplewood Lane, S. 82 degrees 50 minutes E. 97.8 feet to the point of beginning.

Being the same property conveyed to Waymon Spurlock and wife, Shirley Spurlock by Warranty deed from Harold H. Cole, Executor of record in Book 7993, page 304, Register's Office for Davidson County, Tennessee, dated November 28, 1989 and recorded on November 29, 1989. Shirley Spurlock having since died, vesting sole ownership in Waymon Spurlock as surviving tenant by the entirety.

Being the same property conveyed to Waymon Spurlock and Janet L. Whitworth by Quitclaim deed from Waymon Spurlock of record in Instrument No. 20130624-0064502 Register's Office for Davidson County, Tennessee, dated June 24, 2013 and recorded on June 24, 2013. The said Waymon Spurlock having died intestate on August 29, 2015, leaving Carl Eugene Spurlock, James Waymon Spurlock, and Janet Louise Whitworth as his sole heirs at law. See Affidavit of heirship of record in Instrument No. _____, Register's Office for Davidson County, TN.

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This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

* Waymon Spurlock erroneously spelled Wayman Spurlock in previous deed.

* Grantors are married but property has never been a residence of grantors or their spouses.

* The signature of Carl Eugene Spurlock signed by Janet Whitworth as Power of Attorney in Instrument No. 20160303-0020488, in the Register's Office of Davidson County, TN.

This is improved property known as 306 Maplewood Trace, Nashville, TN 37207-3013.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of February, 2016.

Janet L. Whitworth

Carl Eugene Spurlock by Janet L. Whitworth
his attorney-in-fact

James Waymon Spurlock

Janet Louise Whitworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Janet L. Whitworth, individually and as attorney if fact for Carl Eugene Spurlock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 26th day of February, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Waymon Spurlock and Janet Louise Whitworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 26th day of February, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017