P16-7490-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 BILL GARRETT, Davidson County Trans:T20160037817 DEEDWARR Recvd: 05/06/16 10:50 2 pgs Fees:13.00 Taxes:499.50 20160506-0045038	COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 2016. Notary Public MY COMMISSION EXPIRES: March 20, 2018 (AFFIX SEAL)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires March 20, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garrett Bjork	Garrett Bjork	
223 Nunley Drive	3514 Hewlett Drive	133-11-191.00
Nashville, TN 37211-3843	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Donald L. Spurgeon, surviving tenant by the entirety**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Garrett Bjork and Parker Loudermilk**

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 the Sixth Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning on the southerly margin of Nunley Drive at the northwest corner of Lot No. 124 on the Plan of Valley View Meadows, Section 3, as of record in Book 3700, Page 93, Register's Office for said County; thence south 35 degrees 16 minutes west 140 feet; thence south 34 degrees 54 minutes east 62.60 feet; thence south 21 degrees 40 minutes west 135 feet; thence north 76 degrees 49 minutes west 72.04 feet; thence south 77 degrees 28 minutes west 194 feet; thence north 18 degrees 06 minutes east 237.4 feet; thence north 19 degrees 09 minutes east 235 feet to the southerly margin of Nunley Drive; thence with the same, south 70 degrees 51 minutes east 6 feet to the beginning of a curve; thence around said curve in a southeasterly direction 167.46 feet to the beginning of another curve; thence around said curve in a southeasterly direction 70.25 feet to the beginning, containing 2.2 acres, more or less.

Being the same property conveyed to Donald L. Spurgeon and wife, Beverly M. Spurgeon by Warranty Deed from Vincent T. Conese, unmarried, of record in Book 6149, Page 976, Register's Office for Davidson County, Tennessee, dated September 30, 1983 and recorded on October 3, 1983. The said Beverly M. Spurgeon having since died April 6, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **223 Nunley Drive, Nashville, TN 37211-3843.**

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 the 3rd day of May, 2016.

Donald L. Spurgeon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald L. Spurgeon** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of May, 2016.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of May, 2016.

My Commission expires: _____

Notary Public