Davidson County DEEDWARR
Recvd: 06/01/16 12:38 2 pgs
Fees:13.00 Taxes:1162.21
20160601-0055040

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,110.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-25-18 (AFFIX SEAL)

R-VRE-16-2600-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

162594

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua P. Owings and Jessica L. Jaglois	SWBC Mortgage Corp	
(NAME)	(NAME)	**073-10-0-007.00**
2600 Shadow Lane	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Antonio Tx 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRYAN G. SPRAGUE AND STEPHANIE SPRAGUE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA P. OWINGS AND JESSICA L. JAGLOIS, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 93 on the Plan of Gibson Heights, of record in Plat Book 1835, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 93 fronts 75 feet on the East side of Shadow Lane and runs back between lines, 216.22 feet on the North line and 216.64 feet on the South line to a dead line in the rear on which it measures 67 feet.

Being the same property conveyed to Bryan G. Sprague and wife, Stephanie Sprague by Warranty deed from Steven M. Weiler and wife, Carol R. Weiler of record in Instrument No. 20060511-0055593 Register's Office for Davidson County, Tennessee, dated May 09, 2006 and recorded on May 11, 2006.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent
- Plan of record in Plat Book 1835, Page 133, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2087, Page 453 and Book 2087, Page 521, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 2087, Page 521, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage of record in Book 4144, Page 917, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2600 Shadow Lane, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31st DAY OF MAY, 2016.

Bryan G. Sprague by John Gleaves as Attorney in Fact

Stephanie Sprague by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRYAN G. SPRAGUE AND STEPHANIE SPRAGUE, and who acknowledged he/she/they executed the same as the free act and deed of the said BRYAN G. SPRAGUE AND STEPHANIE SPRAGUE.

Witness my hand and official seal, this the 31st of May, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04/24/2018

Shelly M Smith

Commission Expires
4-24-2018