| | |
|---|---|
| (Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF DAVIDSON**<br><br>The actual consideration or value, whichever is greater, for this transfer is $146,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 1st day of August, 2016.<br><br>Notary Public<br><br>My commission expires: 8.21.17 |

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160066971 DEEDWARR
Recvd: 08/03/16 14:39 2 pgs
Fees:13.00 Taxes:540.20
20160803-0080408

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Kyle D Henry and Natasha A Henry** | **Same as new Owner** | **095-02-0A-110.00-CO** |
| **110 Cottage Place** | | |
| **Nashville, TN 37214-2048** | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Sheree Spoltore, married**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Kyle D. Henry and Natasha A. Henry, husband and wife**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 10 on the Plan of Cottage Place Condominiums, of record in Book 6520, pages 816 through 823 inclusive, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6520, page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions, and Restrictions of record in Book 6636, page 722, said Register's Office.

BEING the same property conveyed to Sheree E. Spann by Warranty Deed dated July 30, 2004, from Charles Michael Hinson and Terri Lynn Dye, the sole heirs at Law of Bille Jean McConnell, deceased, of record as Instrument No. 20040803-0092520 in the Register's Office for Davidson County, Tennessee; the said Sheree E. Spann having since married Lou Spoltore and is now

known as Sheree Spoltore. Lou Spoltore, spouse of Sheree Spoltore, joins in this conveyance to convey any and all marital interest he may have in subject property.

This is improved property known as 110 Cottage Place, Nashville, TN 37214-2048.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of August, 2016.

Sheree Spoltore

Lou Spoltore

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sheree Spoltore and Lou Spoltore, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of August, 2016.

Notary Public
My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 316202