WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Nathan C. Rowes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashlee Elizabeth Springer	New Owner	044-05-O-036.00
(NAME)	(NAME)	
328 Keeton Avenue		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160072982 DEEDWARR
Recvd: 08/22/16 10:56 2 pgs
Fees:13.00 Taxes:481.00

20160822-0087447

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 considerations, the receipt of which is hereby acknowledged, we, **David Hood, Married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ashlee Elizabeth Springer, a single woman and Edward L Springer, a married man as joint tenants with right of survivorship.** , hereinafter called the GRANTEE(S), 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 more particularly described as follows:
The northwesterly 58 feet of Lot No. 54 and the southeasterly 13 feet of Lot No. 53 on the unrecorded map of Scenic View Subdivision, and being designated as Lot "CC" on a map of resubdivision of certain lots in said subdivision made by James L. Murphy, Jr., Surveyor, June 2, 1959 described according to survey made by John Kohl, RLS, dated 11/25/77, Job No. W72-9858-M, as follows:

Beginning at a point in the southwesterly (erroneously shown as Northwesterly on previous deeds) margin of Keaton Avenue, 142 feet northwest of the margin of a 20 foot strip dedicated for public walkway, being 42 feet northwest from the corner of Lots Nos. 54 and 55; thence southwesterly parallel to the line between said Lots, 165 feet to a point; thence northwesterly 71 feet to a point which is 13 feet northwest from the corner of Lots Nos. 53 and 54; thence northeasterly parallel to the line between said lots 165 feet to the margin of Keaton Avenue; thence with the margin of the same, southeasterly 71 feet to the point of beginning.

Being the same property conveyed to David Hood by Warranty Deed from David Drummond and Kathleen Drummond, dated 06/18/2002, in Instrument No. 20020627-0077468, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

Subject to Restrictions upon the use of the premises not appearing in the chain of title to the land.
Any inaccuracy in the area, square footage, or acreage of land described in legal description. The company does not insure the area, square footage, or acreage of the land. Title to that portion of the premises, if

any, embraced within the bounds of any streets, roads and/or highways. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 328 Keeton Avenue, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 17th day of August, 2016.

David Hood

State of Tennessee
County of Wilson

Personally appeared before me David Hood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of August, 2016.

Notary Public _____
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122