BILL GARRETT, Davidson County
Trans:T20160084387 DEEDWARR
Recvd: 09/26/16 12:44 2 pgs
Fees:13.00 Taxes:851.00
20160926-0101284

WARRANTY DEED

STATE OF Tennessee

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 6-19-18

(AFFIX SEAL)

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

THIS INSTRUMENT WAS PREPARED BY

Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc. -Mt. Juliet, 1550 N. Mt. Juliet Road, Suite 115, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chris Sprunger		097-02-0A-144.00-CO
(NAME) 1648 Stonewater Dr.	(NAME) New Owner	
(ADDRESS) Nashville, TN 37076	(ADDRESS)	
(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, **Darryl Foust** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER R. SPRUNGER, AN UNMARRIED MAN** 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 DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 144 ON THE PLAN OF VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 2A, OF RECORD IN INSTRUMENT NO. 20110401-0025117, SURVEYORS CERTIFICATE OF CORRECTIONS OF RECORD IN INSTRUMENT NO. 20110510-0035925, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN AND CERTIFICATE REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DARRYL FOUST BY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 20111214-0097322, DECEMBER 9, 2011, RECORDED DECEMBER 11, 2011, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID JOANNA BEASLEY, WIFE OF THE SAID DARRYL FOUST, JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE OR INTEREST THAT SHE MAY HAVE IN SUBJECT PROPERTY.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1648 Stonewater Dr., Nashville, TN 37076
(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 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 our hands this 16th day of September, 2016.

Darryl Foust

State of Tennessee

County of Wilson

On this *16th day of September, 2016* before me, a Notary public in and for said County and State, personally appeared *Darryl Foust*, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual (s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 16th day of September, 2016.

Notary Public
My Commission Expires: 10/26/16

