Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160087101 DEEDWARR
Recvd: 10/04/16 10:48 2 pgs
Fees:13.00 Taxes:1072.63
20161004-0104395

39-B
File #16-1342

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Allison Fallon Spotts, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lindsay Alexandra Draper, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit No. 2 in the North 12th Street Homes, a Horizontal Property Regime with Private Elements, as established by Declaration of record in Instrument No. 20130610-0058864, in the Register's Office for Davidson County, Tennessee, and as shown on the Plat of the same, attached as Exhibit B to the aforesaid Declaration.

Being the same property conveyed to Allison F. Vesterfelt and husband, Darrell L. Vesterfelt, by deed from Cole Investments, LLC, a Tennessee Limited Liability Company, dated October 24, 2014, of record in Instrument No. 20141028-0099334, Register's Office for Davidson County, Tennessee. Allison Fallon Spotts f/k/a Allison F. Vesterfelt and Darrell L. Vesterfelt are now divorced.

Being the same property conveyed to Allison Fallon Spotts, unmarried, by Quitclaim Deed from Allison F. Vesterfelt (now known as Allison Fallon Spotts) and former husband, Darrell F. Vesterfelt, dated September 30, 2016, of record in Instrument No. 20161004-0104394, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 913 North 12th Street #2, Nashville, TN 37206.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 30th day of September, 2016.

Allison Fallon Spotts

State of Tennessee )
County of Davidson)

On this 30th day of September, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Allison Fallon Spotts, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee )
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 289,900.00.

Affiant

Sworn and subscribed before me on this the 30th day of September, 2016.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NEW OWNER:
Lindsay Draper
913 North 12th Street #2
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
83-5-B-2.00