Davidson County DEEDWARR
Recvd: 12/01/16 12:06 3 pgs
Fees:18.00 Taxes:775.15
20161201-0126113

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $209,500.00.

Affiant

Subscribed and sworn before me this the 29th day of November, 2016.

Notary Public
My commission expires: 9-10-2018

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kenneth Spint 1060 Horseshoe Drive Nashville, TN 37216-2424	~~Same~~ New Owner	061-14-0-078.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RILEY HANRATTY, UNMARRIED AND MICHAEL J. HANRATTY, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KENNETH RYAN SPINT, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Locust Grove Estates of record in Plat Book 1424, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Riley Hanratty, unmarried and Michael J. Hanratty, married, as tenants in common with right of survivorship by Warranty deed from Carrey L. Hedrick, unmarried, and Garrey D. Hedrick, unmarried of record in Instrument No. 20070806-0093428 Register's Office for Davidson County, Tennessee, dated July 27, 2007 and recorded on August 06, 2007.

Being also known as 1060 Horseshoe Drive Nashville, Tennessee 372162424.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1060 Horseshoe Drive, Nashville, TN 37216-2424.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

MJH by RH, AIF RH

Witness my hand this the 29th day of November, 2016.

Riley Hanratty

Michael J Hanratty by Riley Hanratty, his attorney in fact
Michael J. Hanratty
By: Riley Hanratty, 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, Riley Hanratty, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of November, 2016.

My commission expires:
9-10-2018

Notary Public

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of November 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared Riley Hanratty with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael J. Hanratty by Specific POWER OF ATTORNEY dated November 16, 2016, and who acknowledged that he executed the same as the free act and deed of Michael J. Hanratty.

Witness my hand and official seal this 29th day of November, 2016.

My commission expires:
9-10-2018

Notary Public

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY