STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,500.00

Affiant

Subscribed and sworn to before me, this 12TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-19-19

(AFFIX SEAL)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160109773 DEEDWARR
Recvd: 12/14/16 10:32 2 pgs
Fees:13.00 Taxes:808.45
20161214-0131015

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander Mosley, unmarried	USAA Federal Savings Bank (NAME)	
2005 Graceland Dr. (ADDRESS)	10750 McDermott Freeway (ADDRESS)	007-15-0-030.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	San Antonio, TX 78288-0544 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Stephen Michael Spurlock and wife, Kami Spurlock, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Alexander Mosley, unmarried, hereinafter called the Grantees, their heirs and assigns, that 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. 69 ON THE PLAN OF SECTION THREE, GRIZZARD MANOR OF RECORD IN PLAT BOOK 4675, PAGE 40, 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 STEPHEN MICHAEL SPURLOCK BY QUITCLAIM DEED FROM REBECCA LEANN SPURLOCK OF RECORD IN INSTRUMENT NO. 20041229-0153873 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 26, 2004 AND RECORDED ON DECEMBER 29, 2004. ALSO BEING THE SAME PROPERTY CONVEYED TO STEPHEN MICHAEL SPURLOCK BY DEED FROM KIMBERLY PIPKINS JORDAN OF RECORD IN ~~BOOK xxxxx, PAGE xxxxx~~ REGISTER'S OFFICE FOR ~~SUMNER~~ COUNTY, TENNESSEE.
Instrument No: 20161214-0131014 Davidson

KAMI SPURLOCK JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2005 Graceland Drive , Goodlettsville, TN 37072-4256
(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 my/our hand(s) this 12th day of December, 2016.

WARRANTY DEED
(Continued)

Stephen Michael Spurlock

Kami Spurlock

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Michael Spurlock and wife, Kami Spurlock, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of December, 2016.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072