NIRAJ VANMALI
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$235,000.00**

Affiant

Subscribed and sworn to before me, this 20th day of October, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/14/16 14:03 3 pgs
Fees:18.00 Taxes:869.50
20161214-0131204

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Andrew Spore	Same	053-03-0
(NAME)	(NAME)	(MAP)
1310 Birdsall Street		205.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Clara A. Petro, Sharon Lampley, Patsy L. Kelly, Larry D. Lampley, Sandra Y. Driskell, Laura D. Lampley and Adam S. Bryan, Heirs of Dorris L. Lampley Estate, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Robert Andrew Spore and Katherine Joyce McNutt Spore, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of Section "B" Village of Old Hickory of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee.

Lot No. 182 fronts 52.2 feet, more or less, on Birdsall Street and runs back 87.2 feet on the northerly line and 77.0 feet, more or less, on the southerly line with Fourteenth Street to a dead line on which it measures 62.2 feet thereon.

Being the same property conveyed to Doris L. Lampley by Warranty deed from Robert K. Pippin and wife, Mary R. Pippin of record in Book 9145, page 476, Register's Office for Davidson County, Tennessee.

The said Doris L. Lampley is deceased.

Being also known as 1310 Birdsall Street, Old Hickory, Tennessee 37138.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1310 Birdsall Street, Old Hickory, Tennessee 37138

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 20th day of October, 2016.

Clara A. Petro

Sharon Lampley

Patsy L. Kelly

Larry D. Lampley

Sandra Y. Driskell by Sharon Lampley, Attorney-in-Fact

Laura D. Lampley

Adam S. Bryan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Clara A. Petro; Sharon Lampley, Patsy L. Kelly, Larry D. Lampley, Laura D. Lampley and Adam S. Bryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 20th day of October, 2016.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Sharon Lampley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for Sandra Y. Driskell, the within named bargainor, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Sandra Y. Driskell.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 20th day of October, 2016.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells State of Tennessee Notary Public Williamson County

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON