RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167670

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170011976 DEEDWARR
Recvd: 02/09/17 10:15 2 pgs
Fees:13.00 Taxes:4070.00
20170209-0013620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2017.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Mannion and Mariah Mannion 810 Curtiswood Lane Nashville, TN 37204	Same address as new owner	132 06 0 031.00

FOR AND IN CONSIDERATION of the sum of One Million One Hundred Thousand and 00/100 Dollars ($1,100,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TIMOTHY TAYLOR K. SPADAFORA AND WIFE, KATHRYN SPADAFORA**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KYLE MANNION AND WIFE, MARIAH MANNION**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 16 on the Map of Glen Leven Property of John Thompson, of record in Plan Book 2, page 161, Chancery Court at Nashville, described according to a survey made by W. B. Southgate, Surveyor, on May 30, 1931, as follows:

Beginning at a point in the center of Curtiswood or Glen Leven Road at the northwest corner of Lot No. 16, being J. W. Denis' southwest corner; thence with the center of said Road in a curved line 400 feet to the corner of Lots Nos.16 and 21; thence with the line between said two lots, North 46 degrees 30' East 370 feet to a stake in an old road, being the corner of Lots Nos. 16, 20 and 21; thence with a line between Lots Nos. 16 and 20, North 36 degrees 45' West 375 feet to a stake in the land of J.W. Denis; thence with his southerly line, South 49 degrees West 340 feet 10 inches to the beginning.

Being the same property conveyed to Timothy Taylor K. Spadafora, by Quitclaim Deed from Lois Marie Magnusson Spadafora, dated 4/22/1983, recorded 6/17/1983, of record in Book 6077, page 612, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Timothy Taylor Kay Spadafora and wife, Lois Marie Magnusson Spadafora by Warranty Deed from William H. Grier dated 11/14/1975

of record in Book 4971, page 301, said Register's Office.

The address of the herein described property is believed to be 810 Curtiswood Lane, Nashville, TN 37204, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7th day of February, 2017.

TIMOTHY TAYLOR K. SPADAFORA

KATHRYN SPADAFORA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Timothy Taylor K. Spadafora and Kathryn Spadafora, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of February, 2017.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017