29368-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170016676 DEEDWARR
Recvd: 02/27/17 09:17 2 pgs
Fees:13.00 Taxes:2179.30
20170227-0019039

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $589,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2017.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sping House LLC, a Tennessee limited liability compan	OWNER	Map 104-05-0 Parcel 079.00
2633 Richardson Dr. Apt 5A		
Charlotte, NC 28211-3343		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mary Elizabeth Franklin, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sping House LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 10 feet Lot No. 1 and the westerly 40 feet of Lot No. 2 on the Map of Hardison and Young's Lots in West End Park, of record in Book 421, Page 190, Register's Office for Davidson County, Tennessee.

Said easterly part of Lot No. 1 and the westerly part of Lot No. 2 adjoin and front together 50 feet on the northerly side of a 50 foot strip of land lying between said lots and Minnesota Avenue, formerly the Murphy Road, now known as Murphy Road, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mary Elizabeth Franklin, by Deed dated July 23, 2015, from Matthew P. Nitch and Cheryl N. Nitch, husband and wife, of record in Instrument No. 20150724-0073125, Register's Office for Davidson County, Tennessee.

The subject property is not now nor ever has been the principal residence of the Grantor's spouse.

Conveyance of the above described parcel subject to the following: 1) The Plan of record in Book 421, Page 190, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 731, Page 725, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **3526 Murphy Road, Nashville, TN 37205**

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 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 **24th** day of **February, 2017.**

Mary Elizabeth Franklin

Mary Elizabeth Franklin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mary Elizabeth Franklin,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **February, 2017.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017