BILL GARRETT, Davidson County
Trans:T20170023778 DEEDWARR
Recvd: 03/21/17 10:13 3 pgs
Fees:18.00 Taxes:603.10
20170321-0027335

RECORD & RETURN TO: SMITH • SHOLAR • MILLIKEN, PLLC
846 CONFERENCE DRIVE
STE. 4
GOODLETTSVILLE, TN 37072

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $163,000.00. Affiant Subscribed and sworn to me on March 17, 2017. NOTARY PUBLIC My Commission Expires: 3/20/20

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30190SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Walter Spinks and Susan Berry Spinks 1000 Lischey Avenue, Apt. B Nashville, TN 37207	NEW OWNERS	043 13 0 425.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ralf Bialass and wife, Nancy Bialass**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Walter Spinks and wife, Susan Spinks**, hereinafter called **"GRANTEES,"** their heirs and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Resubdivision of Lots 39, 40 and 41, Block I, on the Plan of Forest Park Subdivision at Madison, Section 2, of record in Plat Book 8250, Page 869, 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 Ralf Bialass and wife, Nancy Bialass by Warranty Deed from Jackie D. Freeman and wife, Shonderla Freeman of record on October 15, 2003, in Instrument No. 20031015-0152892 Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters shown on the Plan of record in Plat Book 8250, Page 869, Register's Office for Davidson County, Tennessee.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 613 Forest Park Road, Nashville, TN 37115.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

[SIGNATURES AND NOTARY ACKNOWLEDGEMENT ON PAGE 3]

WITNESS my/our hand(s) this 16 day of March, 2017.

Ralf Bialass

Nancy Bialass

~~SEE ATTACHED STATE OF CALIFORNIA NOTARY ACKNOWLEDGEMENT PAGE OR:~~

STATE OF CALIFORNIA, COUNTY OF ~~SANTA BARBARA~~

Before me personally appeared Ralf Bialass and Nancy Bialass to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 16, 2017.

NOTARY PUBLIC

My Commission Expires: Jan. 5, 2018

LINDA REN'E BARNARD
Commission # 2054316
Notary Public - California
Santa Barbara County
My Comm. Expires Jan 5, 2018