BILL GARRETT, Davidson County
Trans:T20170024635 DEEDWARR
Recvd: 03/23/17 10:48 2 pgs
Fees:13.00 Taxes:358.90
20170323-0028429

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $97,000.00

Affiant

Subscribed and sworn to before me, this 17th day of March, 2017.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Aaron Spragg 852 Oakwood Terrace Drive Antioch, TN 37013	← Same	148-08-0-050.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bobby G. Doss, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Aaron Spragg and Amber Spragg, husband and wife,** hereinafter called the Grantee(s), 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. 50 on the Plan of Oakwood Terrace Subdivision Section I of record in Plat Book 4460, Pages 54 and 55, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Bobby G. Doss and Kristie Jo Kolinske, unmarried persons, by Warranty Deed from Randall D. Mundy and wife, Karen L. Mundy, dated March 18, 1994 of record in Book 9285, Page 713, Register's Office for Davidson County, Tennessee.

Bobby G. Doss and Kristie Jo Kolinske were married on October 19th, 1994 and Kristie Jo took the married name of Kristie Jo. Doss. Kristie Jo Doss having since died on June 28, 2008, leaving her husband Bobby G. Doss surviving as tenant by the entirety.

Being the same property conveyed to Randall D. Mundy and wife, Karen L. Mundy, by Warranty Deed from Stephen C. Mangrum and wife, Katherine S. Mangrum dated February 25, 1988 of record in Book 7478, Page 883, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) All matters appearing on the Plan of record in Plat Book 4460, Pages 54 and 55; 2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 4559, Page 72, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; All of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as **852 Oakwood Terrace Drive, Antioch, TN 37013.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 20th day of March, 2017.

Bobby G. Doss

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bobby G. Doss** the 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 at Franklin, Tennessee, this the 20th day of March, 2017.

Notary Public

My Commission expires: 12-4-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017025063