Mail to:

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800

BILL GARRETT, Davidson County
Trans: T20170025621 DEEDWARR
Recvd: 03/27/17 12:25 3 pgs
Fees: 18.00 Taxes: 1590.63
20170327-0029633

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
780714 RAI-4956
Chris Meier

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) John Cullen Spellings and Carolyn Spellings	(NAME) F&M Bank	07313OA002.00CO
(STREET ADDRESS OR ROUTE NUMBER) 1505 B. Wendell Ave	(STREET ADDRESS) 10 Cadillac Drive	
(CITY) (STATE) (ZIP) Nashville, TN 37206	(CITY) (STATE) (ZIP) Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Jennifer Kuchta, a single woman have this day bargained and sold, and do hereby transfer and convey unto the said John Cullen Spelling and Carolyn Spellings* the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

* Husband and Wife

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20150603005813 in the Register's Office of Davidson County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $429,900.00

Affiant

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

Notary Public

My commission expires: ✓ 9/20/2017
(Affix Seal)

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF
COUNTY OF

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

Affiant _____

Subscribed and sworn to before me this the _____ day of _____

Notary Public ✓ _____

My commission Expires: _____ (Affix Seal)

NANCY F. MALONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2017

This is unimproved ( ), known as 1505 Wendell Avenue, Nashville, TN 37206
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 8th day of February, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Jennifer L. Kuchta
Jennifer Kuchta

STATE OF
COUNTY OF

Personally appeared before me, NANCY F. MALONE, a Notary Public in and for said County and State, Jennifer Kuchta, the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Jennifer Kuchta executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8TH day of FEB, 2017.

✓ _____ (This area for official notarial seal)
Notary Public
My Commission Expires: ✓

NANCY F. MALONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2017

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: Land in Davidson County, Tennessee, being Unit No. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1505 Wendell Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20141003-0091709 and amended in Instrument No. 20150212-0012881 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.