LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$310,000.00**

x C. Spann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST OF **MAY, 2017.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **November 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFFREY C. GOTTKE, ET UX	New Owner	**114-07-0A-038.00-CO**
(NAME) **2023 TRAEMOOR VILLAGE DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CURTIS SPANN, JR, EXECUTOR OF THE ESTATE OF CURTIS E. SPANN, SR.,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY C. GOTTKE AND MARY L. GOTTKE, HUSBAND AND WIFE,** 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 Unit No. 38, as shown on Exhibit "A-1" of the Declaration of Covenants, Conditions and Restrictions of The Townhomes of Traemoor Village, of record in Instrument No. 20070323-0035561, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Curtis E. Spann and Katherine M. Hudgins, as tenants in common with the right of survivorship, from Amanda Tidmore and Lisa J. Zimmerman, both unmarried, by Warranty Deed dated August 15, 2014, of record in Instrument No. 20140815-0074157, said Register's Office. Being further conveyed to Curtis E. Spann from Katherine M. Hudgins by Quitclaim Deed dated May 27, 2015, of record in Instrument No. 20150601-0050710, said Register's Office.

The said Curtis E. Spann having since died testate on February 3, 2016. His Last Will and Testament, being probated under Docket No. 16P-295 in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee, specifically authorized his executor/personal representative to sell any and all real and personal property owned by the decedent at the time of his death and the proceeds to be divided equally among his children Curtis Spann, Jr., Diane Collins, Cindy Pruitt Gainey, and Sabrina Harrington, and also Katherine Hudgins.

This conveyance is subject to Declaration of Covenants, Conditions, Liens, Easements and Restrictions, of record in Instrument No. 20070323-0035561, amended in Instrument No. 20080318-0027145 and Instrument No. 20080808-0081934, and any and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **2023 TRAEMOOR VILLAGE DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170049481 DEEDWARR
Recvd: 06/09/17 13:21 2 pgs
Fees:13.00 Taxes:1147.00
20170609-0058127

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 we do covenant with 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; 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 hand this 31st day of May, 2017.

Curtis Spann, Jr. Executor

Curtis Spann, Jr., Executor of the Estate of
Curtis E. Spann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Curtis Spann, Jr., Executor of the Estate of Curtis E. Spann,** the bargainor, 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 official seal at office this 31st day of May, 2017.

My Commission Expires: **November 5, 2018**



Lee A. Cohen

Notary Public