File Box 8

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$340,000.00** (Three Hundred Forty Thousand).

AFFIANT

Subscribed to and sworn before me this 25th day of July, 2017.

NOTARY PUBLIC · MY COMMISSION EXPIRES:

DEBBIE MANN (NOTARY SEAL) STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

BILL GARRETT, Davidson County
Trans: T20170064705 DEEDWARR
Recvd: 07/27/17 15:28 2 pgs
Fees: 13.00 Taxes: 1258.00
20170727-0076387

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jovanna Emerson 601 Tree Line Court Nashville, TN 37221	**CHURCHILL MORTGAGE CORP** **761 OLD HICKORY BLVD. STE 400** **BRENTWOOD, TN. 37027**	155030D02400CO

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/WE, **ANN SALTER SPANGLER, TRUSTEE OF THE ANN SALTER SPANGLER REVOCABLE TRUST U/A DECEMBER 22, 2016,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOVANNA EMERSON, A MARRIED WOMAN** 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 TO WIT:

Land in Davidson County, Tennessee, being Mot No. 24 on the Plan of Allens Green, First Revision, Section 2, of record in Plat Book 9700, Page 109, said Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ann Salter Spangler, Trustee of the Ann Salter Spangler Revocable Trust u/a December 22, 2016 by deed from Ann S. Spangler a/k/a Ann Salter Spangler, of record in Instrument No. 20161229-0137054, dated December 22, 2016 and recorded December 29, 2016, Register's Office for Davidson County, Tennessee.

Being also known as 601 Tree Line Court, Nashville, Tennessee (a/k/a 7024 Allens Lane, Nashville, Davidson County, Tennessee 37221).

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **601 TREE LINE COURT** **NASHVILLE, TN 37221**

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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

LTSR Number: GTE File: 2017064608

WITNESS, this 25th day of July, 2017

Ann Salter Spangler, TR

Ann Salter Spangler, Trustee of the Ann Salter Spangler Revocable Trust u/a December 22, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of July, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ann Salter Spangler,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Trustee of The Ann Salter Spangler Revocable Trust u/a December 22, 2016, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 25th day of July, 2017.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT. 7, 2020

LTSR Number:

GTE File: 2017064608