Bill Garrett Davidson County
Batch# 943 DEEDWARR
09/14/2017 02:45:01 PM 2 pgs
Fees: $13.00 Taxes: $777.00
20170914-0094152

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson matter

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Janel Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September, 2017.

Notary Public
MY COMMISSION EXPIRES:_____
File No. 17-8967D

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael W. Spray and Penny A. Spray, husband and wife (NAME)	Pinnacle Bank (NAME)	95-5-55
267 Wilowen Drive (STREET ADDRESS)	150 3rd Ave. S, Ste. 900 (STREET ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **James W. Spray and Kimberly D. Spray, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael W. Spray and Penny A. Spray, 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 Lot No. 90 on the plan of CREEKSIDE HEIGHTS, as shown by plat of record in Plat Book 2663, Page 144-115, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.Said Lot 90 fronts 132.61 feet on the east side of Wilowen Drive and runs back between lines 292.1 feet on the north line and 294.6 feet on the south line to a dead line in the rear, which is a broken line, on which it measures 180.82 feet.

BEING the same property conveyed to James W. Spray and wife Kimberly D. Spray from Claude Vaughn Raymer and wife Margaret E. Raymer, by Deed dated October 19, 2007, as Instrument No. 20071024-0125711, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2876, page 599, and Book 2879, page 441 Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2663, page 144-115, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenant for Detached Garage as recorded in Instrument No. 200409100109496Register's Office for Davidson County, Tennessee.

4. Satisfaction of judgment, receipt and timely filing of a proper Order of Dismissal/Satisfaction as required to abate existing lien(s) as created by a matter entitled Ascend Federal Credit Union v. Mary Eugenia Spray and Michael W. Spray, Jr., filed as Case No. 09-01700 in the General Session Court for the County of Davidson and in record in Instrument No. 200910190096454, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 267 Wilowen Drive, Nashville, TN 37210.

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, 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 GRANTEES, 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.

Witness my/our hand(s) this 7th day of September, 2017.

James W. Spray — September 07, 2017 Date

Kimberly D. Spray — September 07, 2017 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Spray and Kimberly D. Spray, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of September, 2017.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066