RETURN TO GREENVUE TITLE & ESCROW, LLC 2207 CRESTMOOR ROAD SUITE 101 NASHVILLE, TN 37215	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$729,000.00.** Affiant Subscribed and sworn to before me, this the 15 day of December, 2017 Notary Public My commission expires: 3-3-2020 (AFFIX SEAL)

MARIA C MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SCOTT R. TONSONI AND NELY ALVAREZ FERNANDEZ, HUSBAND AND WIFE	**NEW OWNER**	**131-08-0G-001.00 CO**
1124 Glendale Lane		
Nashville, TN 37204		

Bill Garrett Davidson County
Batch# 38825 DEEDWARR
12/18/2017 02:08:01 PM 2 pgs
Fees: $13.00 Taxes: $2,697.30
20171218-0128702

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard Spiller, as to a fifty percent (50%) undivided interest, and Richard Spiller, Executor of the Estate of Patricia C. Spiller, as to a fifty percent (50%) undivided interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SCOTT R. TONSONI AND NELY ALVAREZ FERNANDEZ, 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. A, on the Horizontal Property Regime for Gale Woods Townhomes, as recorded in the Master Deed of record in Instrument No. 20041230-0154870, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to RICHARD SPILLER AND WIFE, PATRICIA C. SPILLER, by deed from GAMO PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20051019-0125916, dated October 17, 2005, said Register's Office. Being further conveyed to RICHARD SPILLER, AS TO A FIFTY PERCENT (50%) UNDIVIDED INTEREST AND PATRICIA C. SPILLER, AS TO A FIFTY PERCENT (50%) UNDIVIDED INTEREST, by Quitclaim Deed from RICHARD SPILLER AND PATRICIA C. SPILLER, HUSBAND AND WIFE, of record in Instrument No. 20120611-0051065, dated June 11, 2012, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1124 Glendale Lane, Nashville, TN 37204.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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/our hand(s) this 14th day of December, 2017.

Richard D. Spiller

Richard Spiller

Richard Spiller, Executor of the estate of Patricia C. Spiller

Richard Spiller, Executor of the Estate of Patricia C. Spiller

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Richard Spiller, individually and Richard Spiller, as Executor of the Estate of Patricia C. Spiller, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2017.

Notary Public

My Commission Expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY