WARRANTY DEED

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

File No. RW0004055

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00.

Amy Deterle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.17.19
(AFFIX SEAL)

RENNA ANDERS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laurie H. Spradley	NEW OWNER	
(NAME) 300 46th Avenue North	(NAME)	091-16-0-113.00
(ADDRESS) Nashville, TN, 37209		
(CITY) (STATE) (ZIP)		

Bill Garrett Davidson County
Batch# 87550 DEEDWARR
05/02/2018 02:37:22 PM 2 pgs
Fees: $13.00 Taxes: $1,339.40

20180502-0041862

FOR AND 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, **Aaron Gumpenberger and Caroline Gumpenberger husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laurie H. Spradley, unmarried,** HEREINAFTER CALLED THE GRANTEE, 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 the Southerly 48 feet of Lot No. 412 and the Southerly 48 feet of the Westerly 15 feet of Lot 410, Block 20, on the Plan of Charlotte Park Company's 1st Addition to Nashville, of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 412 and 410 adjoin and front 48 feet along the Easterly margin of 46th Avenue, formerly Fifth Street, and extend back between parallel lines, 75 feet to a dead line.

Being the same property conveyed to Aaron Gumpenberger by Warranty deed from Susan D. McIntrye of record in Instrument No. 20120404-0028723 Register's Office for Davidson County, Tennessee, dated March 30, 2012 and recorded on April 04, 2012.

Aaron Gumpenberger is now married to Caroline Gumpenberger.

Caroline Gumpenberger joins herein to convey any and all rights, title and/or interest she may have in said property by virtue of her marriage to Aaron Gumpenberger.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 300 46th Avenue North, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 1st day of May, 2018.

Caroline Gumpenberger

Aaron Gumpenberger

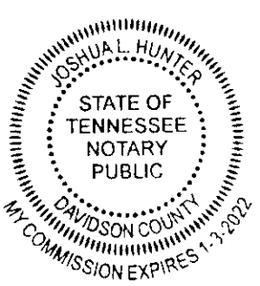
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Caroline Gumpenberger and Aaron Gumpenberger, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 1st day of May, 2018.

Notary Public

My commission expires:



RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206