THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180416006**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00 Affiant Subscribed and sworn to before me, this 24th day of May, 2018. Notary Public My Commission Expires:

Bill Garrett Davidson County
Batch# 98159 DEEDWARR
05/30/2018 11:01:03 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20180530-0051384

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020

WARRANTY DEED

Address New Owner: Rory Spurlock and Kristen Spurlock 234 40th Avenue North Nashville TN 37209-4810	Send Tax Bills To: F3M Bank 10 Cadilac Dr. Ste 100 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 091-16-0-357-00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicklaus P. Dong, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rory Spurlock and wife, Kristen Spurlock.**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, Block 32, on the Plan of Charlotte Park Company's Second Addition, Extended, as of record in Book 547, Page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicklaus P. Dong by Warranty deed from Emily F. Bryan, married (fka Rosencranz) of record in Instrument No. 20090810-0074846, Register's Office for Davidson County, Tennessee, dated July 30, 2009, and recorded on August 10, 2009.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 14, Register's Office for Davidson County, Tennessee.

This is improved property located at 234 40th Avenue North Nashville TN 37209-4810

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ____ day of May, 2018.

Nicklaus P. Dong

STATE OF Florida)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicklaus P. Dong, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of May, 2018.

Notary Public
My Commission Expires: Aug 29th 19

ALEX RAICES
Notary Public - State of Florida
Commission # FF 912187
My Comm. Expires Aug 29, 2019