Bill Garrett Davidson County
Batch# 109610 DEEDWARR
06/27/2018 02:42:08 PM 2 pgs
Fees: $13.00 Taxes: $777.00
20180627-0062119

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Steven L. Britt 239 Hillsboro Place Nashville, TN 37215	Steven L. Britt 239 Hillsboro Place Nashville, TN 37215	117030D-23900CO

THIS INDENTURE, made this 19th day of June, 2018 between

Shauna Sprague, married fka Shauna D. Bledsoe, unmarried

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Steven L. Britt, unmarried

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 239 on the Plan of Hillsboro Station Condominiums of record in Plat Book 6250, pages 751 thru 753, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed of record in Book 6740, page 37, amended in Book 8140, page 689, said Register's Office.

Being the same property conveyed to Shauna D. Bledsoe, unmarried by Warranty Deed dated 5/30/01 from David Hobbs and wife, Kathryn G. Hobbs of record in Instrument No. 20010601-0057195, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the grantor herein and therefore the husband of Shauna Sprague is not required to join in the execution of this instrument.

This is (X) improved ( ) unimproved property known as: 239 Hillsboro Place, Nashville, TN 37215.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Shauna Sprague

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Shauna Sprague, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 19th day of June, 2018.

Karen B. Heavener
Notary Public

Karen B. Heavener State of Tennessee Notary Public Davidson County

My Commission Expires: 7/8/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $210,000.00.

Affiant

Sworn to and subscribed before me, this 19th day of June, 2018.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County