Karen Y Johnson Davidson County
Batch# 172712 DEEDWARR
12/11/2018 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20181211-0120656

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2018

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/8/22

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Bernard Britton	Bernard Britton	33-13-1
(NAME)	(NAME)	
105 Cunniff Pkwy	105 cunniff pkwy.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182986

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/we, **Pilar S. Spraggins and husband David M. Spraggins, Jr.**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Bernard Britton, a single man**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being all of Lot No. 1 on the Plan of Pleasant Hill Subdivision as shown by plat appearing of record in Book 2900, page 69, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot..

BEING the same property conveyed to Pondview Lane Realty, GP by Warranty Deed from LA Shaum Family Trust dated May 9, 2006 and filed of record in Instrument No. 20060516-0057071, Register's Office for Davidson County, Tennessee. And further conveyed to Pilar S. Spraggins and husband, David M. Spraggin, Jr. by Quitclaim Deed from Pondview Lane Realty, GP dated September 28, 2006 and filed of record in Instrument NO. 20061107-0138276, said Register's Office.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 3029, page 49, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☒

This is Improved ☐ property, known as 105 Cunniff Pkwy, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders. .

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7th day of December, 2018

Pilar S. Spraggins

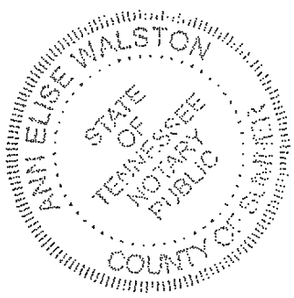
David M. Spraggins, Jr.

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Pilar S. Spraggins and David M. Spraggins, Jr., 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, at office, this 7th of December, 2018.

Notary Public
My Commission Expires: 3-2-2021



Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019