ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Barbara Maultsby Springer and Jeremy Springer 1297 Campbell Rd Nashville, TN 37218	~~New Owners~~ FdMBank 50 Franklin St. Clarksville TN 37040	033050a002758

This Instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.

Karen Y Johnson Davidson County
Batch# 180091 DEEDWARR
01/03/2019 10:55:54 AM 2 pgs
Fees: $13.00 Taxes: $1,350.13
20190103-0000699

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Dorsha N. James a married person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Barbara Maultsby-Springer and Jeremy Springer, wife and husband (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Revised Preliminary and Final Plat for Section 1, Dawn Brooke subdivision, of record in Instrument No. 20051005-011998, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed Dorsha N. James by Warranty Deed from M. Eddie Robertson of record in Instrument Number 20151006-0101917, said Register's Office for Davidson County, Tennessee. Subject property is not the martial/primary residence of Grantor.

Subject property commonly known as 1297 Campbell Road, Goodlettsville, TN 37072.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2019 Davidson County taxes are not yet due and payable.
2. All matters of record in Instrument No. 20051005-0119998, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants as of record in Instrument No. 20060717-0085553 and By Laws of record in Instrument No. 20060717-0058884, said Register's Office for Davidson County, Tennessee.
4. Stormwater Detention Agreement of recorded in Instrument No. 20040517-0057705, said Register's Office for Davidson County, Tennessee.
5. Charter for Dawn Brooke HOA record in Instrument No. 20060717-0085552, said Register's Office for Davidson County, Tennessee.
6. Ingress and egress to an unnamed family graveyard as shown in Book 492, page 368, said Register's Office for Davidson County, Tennessee.
7. Application for Greenbelt Assessment recorded in Book 8958, page 735 and Instrument NO. 20041014-0123890, said Register's Office for Davidson County, Tennessee.
8. Easement for the flow of an unnamed stream across the rear portion of the property.

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SARAH M DOOLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

The actual consideration or value, whichever is greater for this transfer is ~~$364,000.00~~ $364,900

Affiant

Subscribed and sworn to before me this 21st day of December, 2018.

Notary Public

Commission Expires: 11/22/2021

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

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of December, 2018.

Dorsha N. James

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Dorsha N. James, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of December, 2018.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 5-3-2021

My Commission Expires: 5-3-2021