**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $~~3~~2735,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of February, 2019.

Notary Public
My Commission Expires: 10/14/19

ELIZABETH M. PRESTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 195524 DEEDWARR
02/14/2019 02:19:08 PM 2 pgs
Fees: $13.00 Taxes: $1,209.90
20190214-0013972

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Theron T. Spiegl and Courtney Mills Spiegl<br>5704 Tennessee Avenue<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>091 06 0 253.00 |

**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, **Michael D. Booker and Jennifer R. Greene n/k/a Jennifer Booker, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Theron T. Spiegl and Courtney Mills Spiegl, husband and wife**, ("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 Lots 1609 and 1611, Block 14, Plan No. 2 Of West Nashville, as shown on plat of record in Plat Book 57, Page 172, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Jennifer R. Greene, unmarried to Michael D. Booker and Jennifer R. Greene, husband and wife, as recorded on the 29th day of March, 2017 in Instrument No. 20170329-0030451 and Warranty Deed from Cassidy Corinne Cobbs, unmarried to Jennifer R. Greene, unmarried, as recorded on the 31st day of October, 2014 in Instrument No. 20141031-0100628, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

This is improved property located at 5704 Tennessee Avenue Nashville TN 37209

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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**, Grantors have executed this instrument on this 11th day of February, 2019.

Michael D. Booker

Jennifer R. Greene n/k/a Jennifer Booker

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael D. Booker and Jennifer R. Greene n/k/a Jennifer Booker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of February, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022