Karen Johnson Davidson County
Batch# 213581 DEEDWARR
04/03/2019 01:55:30 PM 4 pgs
Fees: $23.00 Taxes: $3,885.00
20190403-0030364

#34656

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34656-02-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00. Affiant Subscribed and sworn to before me this 2nd day of April, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Cynthia N. Spengler, Dan Spengler 206 Concord Park W. Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER 206 Concord Park W. Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 116 08 0 C 206 00CO

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, **John F. Paul and wife, Mary Anne E. Paul**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cynthia N. Spengler and Dan Spengler, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 206 Concord Park W., Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 2nd day of April, 2019.

John F. Paul, by Sammy Lynn Coleman, his Attorney-in-fact

John F. Paul, by Sammy Lynn Coleman, his
Attorney-in-fact

Mary Anne E. Paul, by Sammy Lynn Coleman, her Attorney-in-fact

Mary Anne E. Paul, by Sammy Lynn Coleman, her
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sammy Lynn Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for John F. Paul and Mary Anne E. Paul, and he is authorized by John F. Paul and Mary Anne E. Paul to execute this instrument on their behalf.

Witness my hand, at office, this 2nd day of April, 2019.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Sugartree, Phase 4, as of record in Plat Book 4955, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John F. Paul and wife, Mary Anne E. Paul by deed dated October 20, 2014 from Harold Denny Taylor, Jr., Personal Representative of the Estate of Grayson Warfield Harris, deceased of record in Instrument No. 20141020-0096758, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 116 08 0 C 206 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 4857, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, amended and restated in Book 11758, page 466, amended in Instrument No. 20170522-0050870, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 4955, page 84, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3964, page 855, Book 5430, page 434 and Book 7061, page 100, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewer of record in Book 3400, page 63, Register's Office for Davidson County, Tennessee.
6. Dedication of common area to Sugartree Homeowners' Association, Inc. of record in Book 5683, page 675, Register's Office for Davidson County, Tennessee.
7. Easement for ingress and egress, and restriction on use of record in Book 5794, page 184, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

