WARRANTY DEED

Return to:
Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 05/23/03 13:44 3pgs
Fees:18.00 Taxes:399.60

20030523-0070735

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-25-06

(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Luman	Irwin Mortgage	Map 86-14
(NAME) 3018 Boulder Park Drive	(NAME) 10500 Kincaid Drive	Parcel 246.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Fishers IN 46038	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE,

Christina Clontz Spiceland and husband , Stacey Spiceland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patricia Luman ,

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:

Being Lot No. 226 on the Plan of Hickory Bend, Section 4, as of record in Plat Book 4175, Page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 226 fronts 70.0 feet on the westerly margin of Boulder Park Drive and extends back 147.4 feet, more or less, on the Northerly line and 149.6 feet, more or less, on the southerly line to the center of McCrory Creek, measuring 71 feet, more or less, thereon.

Being the same property conveyed to Christina Clontz, unmarried by deed from Lloyd Christopher

Continued on next page.

Being the same property conveyed to Christina Clontz, An Unmarried Person by deed from Lloyd Christopher Wilson and wife Patricia B. Wilson of record in Instrument Number 200107190076777, Register's Office for said County.

The said Christina Clontz having since married and for the purposes of this transaction Christina Clontz is also known as Christina Clontz Spiceland.

Christina Clontz Spiceland is joined in this conveyance by her husband Stacey Spiceland.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 3018 Boulder Park Drive, Nashville, TN 37214

(House Number) (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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this.

Christina Clontz Spiceland

Stacey Spiceland

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Christina Clontz Spiceland and Stacey Spiceland the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of May, 2003

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number2305361

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Continuation of Legal

Wilson and wife, Patricia B. Wilson as of record in Instrument No. 200107190076777, Register's Office for Davidson County, Tennessee, executed on 07/02/01 and filed on 07/19/01.