BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,900.00

Kaz E. Arbogast
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2004.

Brenda S Lane
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC State of Tennessee Brenda S. Lane

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gene C. Fant	SAME	Map 142-02
(NAME)	(NAME)	Parcel 22.00
7484 Stacy Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, I, **GOLDA SPEARS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GENE C. FANT AND WIFE, RAMONA H. FANT,** 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:

Land in Davidson County, Tennessee, being Lot No. 38, on the Plan of Cross Timbers, Section 2, as of record in Book 3700, Page 92, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Arthur L. Spears and wife, Golda Spears by deed from Daniel Scott Carpenter and Susan Fairs Carpenter, dated Marcy 27, 2001, of record in Instrument No. 20010403-0031989, in the Register's Office for Davidson County, Tennessee. The said Arthur L. Spears has since died with his interest passing to Golda Spears by reason of their tenancy by the entirety.

This conveyance is subject to (a) property taxes due for 2005 and subsequent years, but not yet due and payable; (b) all matters appearing on the plan of record in Book 3700, page 92, said Register's Office; and (c) restrictive covenants of record in Book 4064, page 909, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7484 Stacy Drive, Nashville, TN 37221
(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 hand this 21st day of September, 2004.

Golda Spears
Golda Spears

Davidson County DEEDWARR
Recvd: 09/27/04 09:59 2pgs
Fees:13.00 Taxes:639.73

20040927-0115947

STATE OF Michigan

COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Golda Spears, unmarried , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 20202 Eureka Taylor MI 48180 this 21st day of September, 2004.

Commission expires:

Notary Public

JENNIFER L. MAROON
Notary Public, Wayne County, MI
Acting in Wayne County, MI
My Commission Expires September 27, 2006

JENNIFER L. MAROON NOTARY PUBLIC WAYNE COUNTY MI