WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: February 6, 2010
(AFFIX SEAL)

STACEY JOHNS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Davidson County DEEDWARR
Recvd: 07/07/06 15:15 2 pgs
Fees:13.00 Taxes:514.30

20060707-0081974

THIS INSTRUMENT WAS PREPARED BY
Stacey Johns, 2592 North Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Nickel	America's Wholesale Lender	086.14-0B044.00-C0
(NAME)	(NAME)	
2904 Chapelwood Drive	750 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Brentwood, TN 37027	
(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, **Robert L. Spears, Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Nickel**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2904 Chapelwood Drive, Hermitage, TN 37076
(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 5th day of July, 2006.

Robert L. Spears, Jr.

Penny R. Spears

STATE OF TENNESSEE
COUNTY OF WILSON

Witness my hand and official seal at Mt. Juliet, Tennessee this 5th day of July, 2006.

Commission expires: February 6, 2010

Stacey Johns Notary Public

STACEY JOHNS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being all of Lot No. 136, on the Revised Final Plat Fleetwood Subdivision, Phase One, as shown by plat appearing of record in Plat Book 6900, pages 465-466, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Robert L. Spears, Jr., unmarried, by Warranty Deed from Lynne R. Johnson, unmarried, dated March 18, 2003, and recorded in Instrument No. 20030319-0036418, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants Conditions and Restrictions of record in Book 7170, page 987; By-Laws of record in Book 7171, page 4; Charter of record in Book 7114, page 370; Storm water detention agreement of record in Book 7107, page 408 and, any and all matters as shown on plat of record in Plat Book 6900, pages 465-466; all in the Register's Office for Davidson County, Tennessee.