WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/21/06 09:33 2 pgs
Fees:13.00 Taxes:321.90
20060821-0102614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

VICKI BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/3/10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juanita M Spicer	Homecomings Financial Network, Inc.	
(NAME)	(NAME)	
207 Northwind Drive	2101 Rexford Road	07501004800
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Charlotte, NC 28211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20062015

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, Hazel McGee**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Juanita M Spicer and Joe A Spicer**, 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. :

Certain real property situate in the Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 68, on the Plan of Section 12, Hermitage Hills, of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING all of the same property conveyed to Hazel McGee by Warranty Deed from Peggy J. Edwards and husband, Roy G. Edwards, Sr., dated November 19, 2002 and filed of record in Book 20021120-0144148, Register's Office for Davidson County, Tennessee.

Property commonly known as 8171 Bonnafair Drive, Hermitage, TN 37076.

unimproved ☐

This is improved ☒ property, known as 8171 Bonnafair Dr., 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of August, 2006.

Hazel McGee

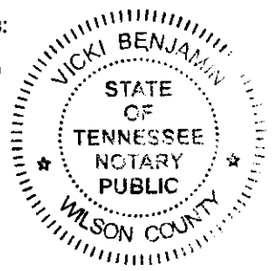
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Hazel McGee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Hazel McGee executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of August, 2006.

Commission expires:
2/3/10



Vicki Benjamin
Notary Public