WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2007.

Notary Public

MY COMMISSION EXPIRES: 03/10
(AFFIX SEAL)

VICKI BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

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

Davidson County DEEDWARR
Recvd: 02/01/07 11:23 2 pgs
Fees:13.00 Taxes:329.30

20070201-0013292

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juanita M Spicer	Homecomings Financial, LLC "f/k/a Homecomings Financial Network, Inc."	
(NAME)	(NAME)	71-8-394
	2101 Rexford Road	
(ADDRESS)	(ADDRESS)	
	Charlotte, NC 28211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20063057

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, Peggy S. Carter**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Juanita M Spicer and husband 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. :

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 302, on the Plan of Shepardwood, Section 4, of record in Plat Book 5210, page 159, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Property commonly known as: 105 Minnette Court, Nashville, Tennessee

BEING all of the same property conveyed to Peggy S. Carter by Warranty Deed from Carl McWhirter and wife, Mary McWhirter dated September 14, 1994 of record in Book 9465, Page 48, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 105 Minnette Court, Nashville, TN 37207

(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 31st day of January, 2007.

Peggy S. Carter

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 31st day of January, 2007.

Commission expires:
2/3/10

VICKI BENJAMIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Vicki Benjamin
Notary Public