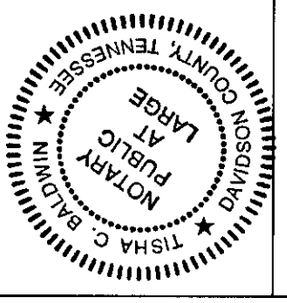
File No. 280500461

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/08 11:04 2 pg
Fees:13.00 Taxes:1480.00
20080604-0057103



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-7-11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Speller	Bank of America, N.A.	17112A56CO
(NAME)	(NAME)	
6017 Ridge Farm Place	9000 Southside Blvd. Bldg 700	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Timothy L. Pannell, unmarried hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Robert D. Speller and wife, Karen P. Speller, hereinafter called the grantee(s), 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. 55 on the Plan of Section Two Addition to Brelan Park at Saddlewood of record in Book 7900, Page 963, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being the same property conveyed to Timothy L. Pannell, married by Warranty Deed from Michael W. Olsen and wife, Beth A. Olsen of record in Instrument NO. 20050405-0037239, Register's Office for Davidson County, Tennessee dated March 30, 2005. Being further quitclaimed to Timothy L. Pannell from Cea J. Pannell of record in Instrument No. 20080206-0012249.

Taxes for the year 2008 and all subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Plat Book 7900, Page 963, Register's Office of said County.

Restrictions of record in Book 8891, Page 850, Book 9670, Page 494, Book 9462, Page 398, Book 9480, Page 387, said Register's Office.

By-Laws of record in Book 8891, Page 869, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6017 Ridge Farm Place, Brentwood, TN 37027
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 29th day of May, 2008.

Timothy L. Pannell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Timothy L. Pannell, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 29th day of May, 2008.

Witness my hand at office this 29th day of May, 2008.

Commission expires: 10/10/09

Notary Public

File Number: 280500461

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

DONALD R. WARRETT, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY