Davidson County DEEDWARR
Recvd: 10/07/08 10:05 2 pgs
Fees:13.00 Taxes:656.75
20081007-0101658

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $177,500.00

Affiant

Subscribed and sworn to before me, this 1st day of October, 2008.

Notary Public
My commission expires: 11-22-10

03-0809-35616

Address of New Owner:	Send Tax Bills to:	Tax Information
Misty Ragan	SunTrust Mortgage, Inc.	164-10-0-A-096
4084 Pine Orchard Place	401 Commerce St., Ste. 6100	
Antioch TN 37013	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eric Spear and wife, Heidi Tull Spear, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Misty Ragan and Mark R. * hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *Sass, both unmarried

Land in Davidson County, Tennessee, being Lot No. 255, on the Plan of Village Two, Summerfield, of record in Instrument No. 20000929-0096421, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric Spear, unmarried and Heidi Tull, unmarried, as joint tenants with right of survivorship, by deed from Southern Home Builders, LLC, a Tennessee limited liability company, dated 5-28-04, recorded 6-9-04, of record in Instrument No. 20040609-0068243, Register's Office for Davidson County, Tennessee. Eric Spear and Heidi Tull having since married.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4084 Pine Orchard Place, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Power of Attorney of record in Instrument # 20081007-0101657, Register's Office for Said County.

WITNESS my hand this 30th day of September, 2008.

Eric Spear by Heidi Tull Spear
Eric Spear
By: Heidi Tull Spear, Attorney in Fact

Heidi Tull Spear

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Heidi Tull Spear, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of September, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heidi Tull Spear, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Eric Spear, and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2008.

2/22/2009
Commission expires

Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN