File No. 290500482

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00

Richard E Speece
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2009.

Kathy Jones
Notary Public

MY COMMISSION EXPIRES: 1-19-10
(AFFIX SEAL)

KATHY JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20090052793 DEEDWARR
Recvd: 08/04/09 13:48 2 pgs
Fees:13.00 Taxes:1328.30
20090804-0072996

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. and Jean M. Speece	Suntrust Mortgage, Inc.	14514001900
(NAME) 5313 Camelot Court	(NAME) P.O. Box 57028	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Irvine, CA 92619-7028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Talking Wolf, a single person, and Little Night Bear, a single person**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Richard E. Speece and wife, Jean M. Speece**, 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:

LAND in Davidson County, Tennessee, being all of Lot No. 6, on the plan of Section One, Camelot Acres, of record in Plat Book 3700, Page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to TALKING WOLF AND LITTLE NIGHT BEAR by Warranty Deed from VIRGIL WAYNE PARKS JR AND LAURA ELLEN PARCHMAN, CO-EXECUTORS AND CO-HEIRS OF THE ESTATE OF VIRGINIA C PARKS of record in Instrument No. 20040901-0105814 on 08/31/2004 and filed for record on 09/01/2004, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to all matters as set forth per Plat Book 3700, Page 98 and Sanitary Sewer and Storm Drainage Easement of record in Book 7868, Page 852, Register's Office for DAVIDSON County, Tennessee.

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 5313 Camelot Court, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEESthat 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/our hands this 30th day of July, 2009.

Talking Wolf 7/30/09
Talking Wolf

Little Night Bear 7/30/09
Little Night Bear

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Talking Wolf and Little Night Bear, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of July, 2009.

Commission expires: 1-19-10

Kathy Jones
Notary Public

File Number: 290500482

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

KATHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY