WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090083409 DEEDWARR
Recvd: 12/10/09 10:52 2 pgs
Fees:13.00 Taxes:360.38
20091210-0112900

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES JULY 29, 2013

MY COMMISSION EXPIRES: ~~October 22, 2012~~. 7-29-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 1602 W. Northfield., Suite 500, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loren A. Agee	First Tennessee Bank	163-02-C 23.00 CO
(NAME)	(NAME)	
1382 Rural Hill Road #149	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Mt. Laurel, NJ 08054,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Kyle Spivey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Loren A. Agee, an unmarried woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23, Unit No. 149, as described in the Master Deed and ByLaws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0036533, and amended in Instrument No. 20060419-0045063, and in Instrument No. 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Kyle Edward Spivey, by Deed from Tiffany L. Spivey, of record in Instrument No. 20080826-0087632, Register's Office for Rutherford County, Tennessee. Also being the same property conveyed to Kyle Spivey and wife, Tiffany Spivey, by Deed from Newark Homes, L.P., a Texas Limited Partnership, of record in Instrument No. 20071127-0137505, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2009, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record; restrictions and easements; all of record in the Register's Office for Rutherford County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1302 Rural Hill Road Unit 149, Antioch, TN 37013

(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 GRANTEES 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 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 hand this 25th day of November, 2009.

Kyle Spivey by Von M. Dotson, his atty in fact

Kyle Spivey by Von M. Dotson his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Von M. Dotson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Kyle Spivey, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Kyle Spivey, the within named bargainor by the said Von M. Dotson as such Attorney-in-Fact.

Witness my hand and official in Murfreesboro, Tennessee, this 30th day of November, 2009.

Notary Public

My commission expires: 10/22/12

