Record 1st

This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/GROUP/PARCEL 151-10-A-127.00
CO Account Number:

NAME & ADDRESS OF NEW OWNER:
William Stapleton
1013 Windsor Brook
Antioch, TN 37013

SEND TAX BILLS TO:
Nationstar Mortgage, LLC
350 Highland Dr., 2nd Fl.
Lewisville, TX 75067

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JOHN KEVIN SPIVEY AND JENNIFER LYNN PALMERTREE SPIVEY, HUSBAND AND WIFE,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **WILLIAM STAPLETON, UNMARRIED**"Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 52, on the Plan of Phase 2, Villages of Long Hunter, as shown by plat appearing of record in Instrument No. 20020515-0059732, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to John Kevin Spivey and Jennifer Lynn Palmertree, both unmarried, as Joint Tenants with Right of Survivorship, by Warranty Deed from Ole South Properties, Inc., dated September 9, 2002, appearing of record in Instrument No. 20021018-0128395 and re-recorded in Instrument No. 20021018-0128395, of the Register's Office of Davidson County, Tennessee. The said John Kevin Spivey and Jennifer Lynn Palmertree having since married and Jennifer Lynn Palmertree is now known as Jennifer Lynn Spivey

THIS CONVEYANCE IS SUBJECT TO:

Any and All matters shown on the Plan of record in Instrument No. 20020515-0059732; Water Main Easement 20 feet wide granted to Metropolitan Government of Nashville and Davidson County of record in Book 8197, page 288; Utility Easement of record in Book 9661, page 919; Transmission Line Easement granted to the United States of America for the purpose of transmission line and/or lines of record in Book 2338, page 466; Declaration of Taking of record in Book 4446, page 423 and Judgment of record in Book 4535, page 351 for a 150 foot wide easement for the use of the Tennessee Valley Authority; Water Main Easement 20 feet wide granted to the Metropolitan Government of Nashville and Davidson County of record in Book 8358, page 91; Water Main Easement 20 feet wide granted to the Metropolitan Government of Nashville and Davidson County of record in Book 8358, page 94; Easement granted to Crossmann Communities of Tennessee, LLC for the purpose of sewer lines, storm drainage facilities and lift station of record as Instrument No. 20000906-0088271; Easement granted to Crossmann Communities of Tennessee, LLC for the purposes of a 6 inch force main sewer line of record in Instrument No. 20000906-0088272; Easement for Sanitary Sewers and/or Storm Drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20001030-0107415; Reservation for a graveyard and right-of-way 20 feet wide for ingress and egress thereto, as set out in deed of record in Book 1115, page 302 and in Book 1101, page 457; and Covenants, Conditions and Restrictions of Subdivision of record in Instrument No. 20010531-0056382, all of the Register's Office of Davidson County, Tennessee

This is improved property known as **1013 Windsor Brook, Antioch, TN, 37013.**

Davidson County DEEDWARR
Recvd: 07/29/10 15:17 3 pgs
Fees:18.00 Taxes:459.91
20100729-0059617

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2010 real property taxes which have prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 23rd day of July, 2010.

John Kevin Spivey

Jennifer Lynn Spivey

STATE OF TENNESSEE COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John Kevin Spivey and Jennifer Lynn Spivey, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 23rd day of July, 2010.

NOTARY PUBLIC

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 2-17-14

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $124,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 23rd day of July, 2010.

NOTARY PUBLIC

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 8/10/13

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 9/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY