Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

Davidson County	DEEDWARR
Recvd: 09/02/10 10:08	4 pgs
Fees:13.00 Taxes:591.63	
20100902-0069788	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $159,900.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2010.

Notary Public
My commission expires: 3/22/11

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Address of New Owner:	Send Tax Bills to:	Tax Information:
Paul R. Huber	SunTrust Mortgage, Inc.	172080B05700C0
1804 Champions Dr	401 Commerce St.. Ste 6100	
Nashville TN 37211	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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged John D. Spear a married man hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Paul R. Huber and wife Rebecca J. Huber 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:

Land in Davidson County, Tennessee, being Lot No. 57, Phase 2, on the plan of Bridle Downs, formerly Forest Acres, Section 3, Phase 1, of record in Plat Book 7900, page 241, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John D. Spear by deed dated October 6, 2004 from Connie L. Coursey-Baker (N.K.A. Connie Baker Whitley) of record in Instrument No. 20041020-0126028 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2010 taxes, a lien which are not yet due and payable. 2) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by statute. The company assumes no liability for taxes assessed by correction pursuant to the provision of TCA 67-5-7603 et seq 3) All matters appearing on plan of Bridle Downs, Phase 2, formerly Forest Acres, Section 3, Phase 1, of record in Book 7900 Page 241, Register's Office for Davidson County, Tennessee 4) Restrictions of record in Book 7448, page 772, and amended in Book 8814, page 631, and Book 9818, page 68, Book 9873, page 497, Register's Office for Davidson County, Tennessee 5) Charter of

Bridle Downs Homeowner's association of record in Book 8814 Page 604

This property is improved property known as 1804 Champions Dr, Nashville, Tennessee 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31st day of August, 2010.

John D. Spear

Paula Spear, who joins in this conveyance for the sole purpose of conveying any marital interest that she may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John D. Spear ~~and Paula Spear~~, the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of August, 2010.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 3/29/11
FILE NO: 06550

Bridle Downs Homeowner's association of record in Book 8814 Page 604

This property is improved property known as 1804 Champions Dr, Nashville, Tennessee 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31st day of August, 2010.

John D. Spear

Mary Paulette Spear

Mary Paulette Spear, who joins in this conveyance for the sole purpose of conveying any marital interest that she may have.

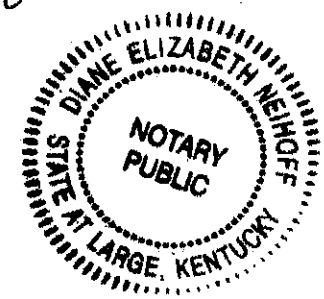
STATE OF Kentucky
COUNTY OF McCracken

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Paulette Spear, the bargainor(s), 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 therein contained.

Witness my hand and official seal at 2831 Low Oak Road, Paducah, KY 42003, this 31st day of August, 2010.

Diane Elizabeth Neihoff
Notary Public

My Commission expires: 10-24-2013
FILE NO: 06550
Notary ID 406381



I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

