11-1-064

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $364,900.00

Affiant

Subscribed and sworn to before me, this 24 day of May 2011.

Notary Public
My commission expires: My Commission Expires October 28, 2012

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110035085 DEEDWARR
Recvd: 06/13/11 10:42 2 pgs
Fees:13.00 Taxes:1350.13
20110613-0045038

Address of New Owner:	Send Tax Bills to:	Tax Information
Monica L. Mossesso	Franklin American Mortgage	172-14-0-B250.00
5232 Ravens Glen	501 Corporate Centre Dr. Suite 400	
Nashville TN 37211	Franklin, TN 37067	

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 Roger D. Spikes and wife Cynthia J. Spikes hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Monica L. Mossesso, unmarried 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. 179, on the Plan of Winfield Park, Phase 2, Section 2, a Planned Unit Development as shown on plat of record in Instrument No. 20030422-0052787, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Roger D. Spikes and wife, Cynthia J. Spikes by deed from Clinton W. Jaggers, II of record in Instrument No. 20061122-0144984, dated 11/15/06, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2011 taxes a lien which are not yet due and payable. 2) All matters shown on Plat recorded in Instrument No. 20030422-0052787, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20001211-0122000 as re-recorded in Instrument No. 20020620-0061426, and in any allied instrument(s) referred to in

said restrictions. 4) Easement(s) of record in Book 11124, page 852 and Book 11628, page 204 in the said Register's Office.

This property is improved property known as 5232 Ravens Glen, 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 24 day of May, 2011.

Roger D. Spikes

Cynthia J. Spikes

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 Roger D. Spikes and Cynthia J. Spikes, 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 24 day of May, 2011.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

My Commission expires: 2/23/11
FILE NO: 06779