WARRANTY DEED

R-VRE-11-2916

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,900.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steffen Erik Wade	SWBC Mortgage Corporation	
2916 Murray Circle	(NAME) 5055 Maryland Way, Ste. 200	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Brentwood, TN 37027	72-11-59.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL SPOONER AND WIFE, JANA SPOONER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEFFEN ERIK WADE AND WIFE, HANNAH R. WADE, AS TO 2/3 UNDIVIDED INTEREST; AND SHAWN MADDOX, MARRIED; AS TO 1/3 UNDIVIDED INTEREST; AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 46, GLENMEADE SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 32, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL SPOONER AND JANA SPOONER, HUSBAND AND WIFE BY WARRANTY DEED FROM TAMARA JACOBS, RECORDED ON THE 6TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070906-0107174, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 974, PAGE 32; INST. NO. 20080207-0012746; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2916 Murray Circle, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20110053062 DEEDWARR
Recvd: 08/29/11 10:59 2 pgs
Fees:13.00 Taxes:469.53
20110829-0066551

Witness my/our hand(s) this 23rd day of August, 2011.

Michael Spooner

Jana Spooner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Spooner and Jana Spooner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of August, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903