Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20110078746 DEEDWARR
Recvd: 12/13/11 09:49 2 pgs
Fees:13.00 Taxes:728.90
20111213-0096949

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $197,000.00

Affiant

Subscribed and sworn to before me, this 6th day of December 2011

Notary Public
My commission expires: 6/9/2013

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Nathan D. Root	Reliant Bank	126-16-A/679.00CO
1321 Westvale Drive	1736 Carothers Pkwy #200	
Nashville, TN 37221	Brentwood, TN 37027	

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, **Spicewood Services, Inc., a Tennessee corporation,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Nathan D. Root and wife, Jensey C. Root,** 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. 588 on the Plan of the Final Plat of Parkview at Riverwalk, Phase 2, of record in Plat Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being part of the property conveyed to Spicewood Services, Inc., a Tennessee corporation by Warranty Deed dated December 31, 2008 from Four M Partners, a Tennessee general partnership, of record in Instrument No. 20090128-0007322, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1321 Westvale Drive, Nashville, TN 37221

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 the 6th day of December, 2011.

Spicewood Services, Inc.

By: _____
James F. McCulloch
Its: Vice President

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 James F. McCulloch, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the Vice President of Spicewood Services, Inc. and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the Vice President of Spicewood Services, Inc.

Witness my hand and official seal at Franklin, Tennessee, this the 6th day of December, 2011.

_____
Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6/9/2013

FILE NO: 2011091859