WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120016487 DEEDWARR
Recvd: 03/06/12 12:04 2 pgs
Fees:13.00 Taxes:357.05
20120306-0019573

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-23-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rudy Mendez Romero	Prime Lending	
(NAME)	(NAME)	
1012 New Providence Pass	18111 Preston Rd #900	43-15-184
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dallas TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JENNIFER SPEER, AS TRUSTEE FOR THE SPEER PROPERTIES 401(K) PLAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUDY MENDEZ ROMERO, UNMARRIED** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being a part of the East Madison Addition, not of record, but described as being part of the tract conveyed to Walter E. Hancock and wife, by deed of record in Book 1318, page 405, Register's Office for said County, as follows:

Beginning on the Southerly margin of Providence Pass or Road 62.62 feet Easterly from the Easterly side of Farris Avenue extended, being the Northeast corner of the property conveyed to Arbie Sadler and wife, by deed from Raymond F. Riggs, of record in Book 3315, page 351, said Registers Office; thence with the said Sadler's Easterly line Southwardly 150 feet to a point, and continuing in the same direction, in all 172.43 feet; thence Eastwardly 90 feet; thence Northwardly 154.64 feet to the Southerly margin of said Providence Pass or Road; thence with the same Westerly 91.99 feet to the point of beginning.

Being the same property conveyed to Jennifer Speer, as Trustee for the Speer Properties 401(k) Plan by deed from GMAC Mortgage, LLC , of record in Book 20111115-0089100, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 1318, page 405, said Register's Office; and (c) easement of record in Book 6320, page 751, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1012 New Providence Pass, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 1st day of March, 2012.

Jennifer Speer, as Trustee for the Speer Properties 401(k) Plan

By: Jennifer Speer, Trustee
Jennifer Speer, as Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, Jennifer Speer with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Trustee for The Speer Properties 401(k) Plan the within named bargainor, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

itness my hand and official seal at Nashville, Tennessee this 1st day of March, 2011.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015