# WARRANTY DEED

R-VRES-12-5876

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $562,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

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 |
|---|---|---|
| Don A. VanCleave | Synovus Mortgage Corporation | |
| 702 Bowling Avenue, Apt. F | 2204 Lakeshore Drive, Ste 325 | |
| Nashville, TN 37215 | Birmingham, AL 35209 | 145-06-0-016.00 |
| (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 MARTHA M. SPESSARD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DON A. VANCLEAVE AND ELAINE E. VANCLEAVE, 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:

as husband and wife

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14 ON THE PLAN OF LAUREL RIDGE, SECTION TWO OF RECORD IN PLAT BOOK 3600, PAGE 8, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

M/P: 145-06-0-016.00

BEING THE SAME PROPERTY CONVEYED TO ROBERT W. SPESSERD, III AND MARTHA M. SPESSERD BY DEED FROM KYLE V. NUCKOLLS AND ELIZABETH S. NUCKOLLS OF RECORD AT INSTRUMENT NO. 20040329-034660, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 26, 2004.

BEING THE SAME PROPERTY CONVEYED TO MARTHA M. SPESSARD BY QUITCLAIM DEED FROM ROBERT W. SPESSARD, III, AKA ROBERT W. SPESSERD, III, OF RECORD AT INSTRUMENT NO. 20120313-0021715, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 26, 2004.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 3644, PAGE 177; PLAT BOOK 3600, PAGE 8; BOOK 8037, PAGE 188; INST. NO. 20060918-0115136; 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 5876 Fredricksburg Drive, Nashville, Tennessee 37215
(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:T20120025749 DEEDWARR
Recvd: 04/09/12 14:58 2 pgs
Fees:13.00 Taxes:2081.25
20120409-0030238

Witness my/our hand(s) this 30th day of March, 2012.

Martha M. Spessard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha M. Spessard, 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 30th day of March, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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