BILL GARRETT, Davidson County
Trans:T20120064063 DEEDWARRSP
Recvd: 08/27/12 15:32 4 pgs
Fees:23.00 Taxes:192.40
20120827-0077130

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
JOSEPH SPICER JUANITA SPICER 204 N. MAIN St. Goodlettsville, TN 37072	JOSEPH SPICER JUANITA SPICER 204 N. MAIN St. Goodlettsville, TN 37072

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY-TWO THOUSAND AND 00/100 Dollars ($52,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, IB PROPERTY HOLDINGS, LLC, a Delaware limited liability company (herein, "Grantor"), whose address is 4425 Ponce De Leon Boulevard, Coral Gables, FL 33146, hereby sells, transfers and conveys to JOSEPH SPICER and JUANITA SPICER, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 204 N. MAIN St., Goodlettsville, TN 37072 all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4108 Ames Drive, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

WITNESS my hand and seal this 17 day of August, 2012

PIN NO: 059.06-0-026.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

IB Property Holdings, LLC, a Delaware limited liability company

By: _____
Printed Name: _____
Title: _____
Sonia Asencio
Assistant Secretary

STATE OF Florida
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sonia Asencio, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Assistant Sec. of IB Property Holdings, LLC, a Delaware limited liability company, and that the foregoing instrument was executed on behalf of said limited liability company pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 17 day of August, 2012.

[Affix Notary Seal]
ELIZABETH FERNANDEZ
MY COMMISSION # EE 119733
EXPIRES: August 7, 2015
Bonded Thru Notary Public Underwriters

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: August 7, 2015

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $52,000.00.

~~GRANTEE~~

Grantee signature _____
~~Joseph Spicer~~

Subscribed and sworn to under oath before me, this 27th day of August, 2012.

[Affix Notary Seal]

CHERYL ANN MCQUAIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-9-14

EXHIBIT A

[Legal Description]

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follow to wit:

Land in Davidson County, Tennessee, being Lot No. 236 on the Plan of Haynes Estates, Section V, as of record in Book 4300, page 70, Register's Office for said County. Said Lot No. 236 fronts 85 feet on the easterly side of Ames Drive and runs back between lines 145.21 feet on the southerly side and 159.14 feet on the northerly side to a line at the rear on which it measures 94.63 feet thereon.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed ~~Book _____ at Page _____~~ on _____ April 24, 2012 Instrument No. 20120712-0061115

PIN NO: 059.06-0-026.00

STREET ADDRESS:

4108 Ames Drive, Nashville, TN 37218

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.