Rec & Return

SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20120067413 DEEDWARR
Recvd: 09/07/12 15:00 2 pgs
Fees:13.00 Taxes:471.75
20120907-0081454

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of August, 2012 by and between **Michael Verbic and Candice Verbic, husband and wife**, hereinafter referred to as GRANTOR, and **Matthew Spradlin and Heather L. Spradlin, husband and wife**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Hermitage, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 30, on the Plan of Farmingham Woods, Phase 1, as shown on plat of record in Plat Book 7900, Page 228, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Michael Verbic and Candice Verbic, husband and wife, by Warranty Deed, from Douglas F. Nipper and wife, Amy L. Nipper, on September 30 , 2004, recorded on October 5, 2004, of record in Instrument 20041005-0119975, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 5916 Colchester Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Michael Verbic

Candice Verbic

INDIVIDUAL
STATE OF Ohio
COUNTY OF Summit

Personally appeared before me, a Notary Public of said county and state, Michael Verbic and Candice Verbic, husband and wife, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 31 day of August, 2012.

Notary Public

My Commission Expires: 11/03/2013

NOTARY PUBLIC STATE OF OHIO

RAYMOND W. BARTEL
Notary Public, State of Ohio
My Commission Expires Nov. 3, 2013

Name and Address of Property Owner:
Matthew Spradlin and Heather L. Spradlin
5916 Colchester Drive
Hermitage, TN 37076

Send Tax Statements to:

Ameris Bank
1515 Johnson Ferry Rd. #200
Marietta GA 30062
Map & parcel 087-05-OA-030.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $127,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of August, 2012.

Notary Public

My Commission Expires: 4-23-14

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
12-1-248