(1)

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSH-121000088S

Return:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20120084613 DEEDWARR
Recvd: 11/05/12 15:45 2 pgs
Fees:13.00 Taxes:1381.21
20121105-0102072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Mark J. Oswalt and wife Patrice H. Hinton Oswalt	Mark J. Oswalt and wife Patrice H. Hinton Oswalt	172060A01700CO
(Name) 6069 Frontier Lane	(Name) 6069 Frontier Lane	
(Address) Nashville, TN 37211	(Address) Nashville, TN 37211	
(City) (State) (Zip)	(City) (State) (Zip)	

For and in consideration of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee (s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, we

Michael Gene Spears and wife Lori Lynn Spears

Grantors, have this day bargained and sold, and do hereby transfer and convey unto

Mark J. Oswalt and wife Patrice H. Hinton Oswalt

their (successors), heirs and assigns, certain real estate in Davidson, Tennessee, as follows:

Land in Davidson County, TN, Being Lot No. 27 on the Plan of Mountain View, Section 1, of record in Plat Book 9700, Pages 562 & 563, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Lori Lynn Spears and husband Michael Gene Spears by Warranty Deed recorded 11/9/98, Book 11195 Page 850, in the Register's Office of Davidson County, Tennessee.

This is unimproved ( ) property, known improved (X) 6069 Frontier Lane, Nashville, TN, 37211.

To have and to hold said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 10-31-12, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael Gene Spears

Lori Lynn Spears

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, T. P. Boshears, a Notary Public in and for said County and State, Michael Gene Spears and wife Lori Lynn Spears 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County this 31st day of October, 2012

Notary Public
My Commission Expires: 3/3/15

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $373,300.00.

Subscribed and sworn to before me this. 10-31-12

Affiant

Notary Public

My commission expires:
(Affix Seal)

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016