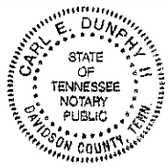
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/05/13 12:34 5 pgs
Fees:28.00 Taxes:166.50
20130205-0011920



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$45,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 4th day of Feb, 2013

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Thomas Haehn	SAME	072-01-0-051.00
3631 Brush Hill Road		
Nashville, TN 37216	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mary Elise Sturdivant, Joe Chester Spencer, Jr., Thaddeus Steven Spencer, Rebecca Lee Trapp and Thomas Arlie Spencer, II; the Heirs at Law of Peggy Lee Spencer, and Tracy Spencer, as Administrator of the Estate of Peggy Lee Spencer**, hereinafter called the GRANTOR(s), does hereby bargain, sell, convey and confirm unto **Thomas Haehn**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 157 on the plan of Shepardwood Subdivision, Section 2, of record in Book 4460, page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Peggy O. Spencer, by deed from Jones Homes, Inc., a Tennessee Corporation, on October 25, 1973, of record in Book 4760, page 366, Register's Office for Davidson County, Tennessee. The said Peggy O. Spencer aka Peggy Lee Spencer died intestate on April 4, 2011. The Estate of Peggy Lee Spencer was admitted to Probate in The Seventh Circuit Court for Davidson County, Tennessee (Probate Division) on April 15, 2011 at Cause No. 11P-615, naming Tracy Elaine Spencer as Administrator of said Estate. The said Peggy O. Spencer aka Peggy Lee Spencer leaving as her only heirs-at-law; Mary Elise Sturdivant, Joe Chester Spencer, Jr., Thaddeus Steven Spencer, Rebecca Lee Trapp and Thomas Arlie Spencer, II.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 4460, page 66, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4572, page 960, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2514 Bethwood Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 4, 2013.

The Estate of Peggy Lee Spencer

By Tracy Spencer, Administrator

Joe Chester Spencer, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tracy Spencer,** acting as Administrator of the Estate of Peggy Lee Spencer to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 4th, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joe Chester Spencer, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 4th, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS our hands this February 1, 2013.

Mary Elise Sturdivant

Mary Elise Sturdivant

2-1-13

STATE OF GEORGIA
COUNTY OF Cook

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mary Elise Sturdivant,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 1, 2013

My commission expires Jan 12 2016

Sarah McGinnis

Notary Public

Sarah McGinnis
Notary Public, Cook County, GA
My Commission Expires Jan. 12, 2016



WITNESS our hands this February 1, 2013.

Thaddeus Steven Spencer

Thaddeus Steven Spencer.

Thomas Arlie Spencer II

Thomas Arlie Spencer, II

STATE OF KENTUCKY
COUNTY OF Allen

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thaddeus Steven Spencer,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 1, 2013

My commission expires August 18, 2013

Lisa Pat Bryant
Notary Public

LISA PAT BRYANT NOTARY PUBLIC STATE AT LARGE, KENTUCKY

STATE OF KENTUCKY
COUNTY OF Allen

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas Arlie Spencer, II.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 1, 2013

My commission expires August 18, 2013

Lisa Pat Bryant
Notary Public

LISA PAT BRYANT NOTARY PUBLIC STATE AT LARGE, KENTUCKY

WITNESS our hands this February 1, 2013.

Rebecca Lee Trapp
Rebecca Lee Trapp

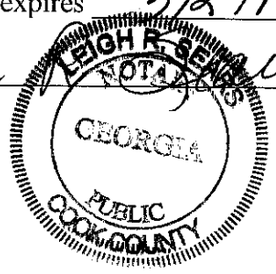
STATE OF GEORGIA
COUNTY OF Cook

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rebecca Lee Trapp,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 1, 2013

My commission expires 3/27/2016

Leigh R. Sears
Notary Public



I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

