This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW13368

BILL GARRETT, Davidson County
Trans:T20130025995 DEEDWARR
Recvd: 04/01/13 14:32 2 pgs
Fees:13.00 Taxes:449.55
20130401-0031647

Send Tax Bills To:
F&M Bank
50 Franklin St.
Clarksville, TN 37040

New Owner is:
Derek D. Frank
218 Jacksonian Drive
Hermitage, TN 37076

MAP: 074-12-0

PARCEL: 171.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James Warren Spears, Jr. an unmarried man** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Derek D. Frank and wife, Nicole E. Frank**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **218 Jacksonian Drive, Hermitage, TN 37076**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 175 on the Plan of Hermitage Hills, Section 2, Revised, of record in Book 2900, Page 112, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James Warren Spears, Jr., an unmarried man, by Warranty Deed from Robert Aaron Brown and Suzanne Brown, dated 5/1/06 and recorded 5/5/06 in Instrument Number 20060505-0052842, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of March, 2013.

GRANTOR(S):

JAMES WARREN SPEARS, JR.

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James Warren Spears, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of March, 2013.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$121,500.00**.

AFFIANT

SWORN TO and subscribed before me this 28th day of March, 2013.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires:_____