BILL GARRETT, Davidson County
Trans:T20130032699 DEEDWARR
Recvd: 04/22/13 10:15 2 pgs
Fees:13.00 Taxes:518.00
20130422-0039633

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Edie Sutherland
Affiant

Subscribed and sworn to before me, this 17th day of April, 2013.

Linda C. Osborne
Notary Public:
My Commission Expires: Oct. 21, 2013

LINDA C. OSBORNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES OCT. 21, 2013

WARRANTY DEED

Name and Address and New Owner	Send Tax Bills To:	Map/Parcel Number:
Kevin W. Spain 304 Westchester Drive Madison, TN 37115	New Owner	05102005200

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Shelby J. Spain, widowed**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kevin W. Spain**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Holiday Hills, Section II, as of record in Book 3700, page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 200.34 feet on the easterly side of Westchester Drive and extends back 212 feet on the northerly line and 235.20 feet on the southerly line, to a dead line, measuring 177.33 feet thereon.

Being the same property conveyed to Billy W. Spain and wife, Shelby J. Spain, by Warranty Deed, from James H. Benson, and wife, Judy L. Benson, dated April 28, 1994, recorded April 29, 1994, in Book 9326, Page 551, Register's Office for Davidson County, Tennessee. Billy W. Spain having since died February 18, 1998.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 3700, Page 19, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 3927, Page 917, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 304 Westchester Drive, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 17th day of April, 2013.

Shelby J. Spain

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Shelby J. Spain**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of April, 2013.

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland

This Instrument Prepared By:

Highland Title, LLC.
The House of Cash Building
700 Johnny Cash Parkway, STE 201
Hendersonville, TN 37075

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.