NEW OWNER:

David K. and Mistye Spencer
5008 Smith Springs Pkwy
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

Map 151
Group 09-0-B
Parcel 002.00CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 13-0301

BILL GARRETT, Davidson County
Trans:T20130037947 DEEDWARR
Recvd: 05/07/13 11:43 2 pgs
Fees:13.00 Taxes:485.81
20130507-0045999

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty One Thousand Three Hundred and 00/100 Dollars ($131,300.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT SPENCER, JR. and wife, AMANDA SPENCER** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **DAVID K. SPENCER and MISTYE SPENCER husband and wife,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of Phase 1-A, Revision One, Lakeide Cove at Percy Priest, of record in Instrument No. 200412020143540, a revision of Instrument No. 200410200126312, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Spencer, Jr. and Amanda Spencer, husband and wife, by Warranty Deed from Centex Homes a Nevada G.P., dated March 4, 2008 and of record in Instrument No. 20080305-0022311, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 5008 Smith Springs Pkwy, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30th day of April, 2013.

ROBERT SPENCER, JR.

AMANDA SPENCER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ROBERT SPENCER, JR. AND AMANDA SPENCER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 30th day of April, 2013.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$131,300.00.**

AFFIANT

Sworn to and subscribed to before me this 30th day of April, 2013.

NOTARY PUBLIC

My commission expires: 02.13.2017

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY