THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 650,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 2013. Notary Public MY COMMISSION EXPIRES: 6-5-14 (AFFIX SEAL)

NORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 06/07/13 09:44 3 pgs
Fees:18.00 Taxes:2405.00
20130607-0057951

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shane P. Spinner	Fifth Third Mortgage	MAP 117-15
1726 Glen Echo Road	5001 Kingsley Dr. MD: 1MOCBQ	PARCEL 196.00
Nashville, TN 37215	Cincinati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lynn Smirnow Fritz, Trustee under that certain Trust Agreement establishing the Lynn Smirnow Fritz Revocable Living Trust dated November 28, 1994 and Amended and Restated on July 12, 1999,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shane P. Spinner and Lisa M. Jeager, husband and wife**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of First Revision of Resubdivision of Lot 27, Glen Echo Subdivision of record in Plat Instrument No. 20030303-0027366, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lynn Smirnow Fritz Trustee under that certain trust agreement establishing the Lynn Smirnow Fritz Revocable Living Trust dated November 28, 1994, as amended and restated on July 12, 1999, said Trust being the Lynn Smirnow Fritz amended and restated Revocable Living Trust under agreement dated July 12, 1999 by Deed from Lynn Smirnow Fritz of record at Instrument No. 20080828-0088212, Register's Office for Davidson County, Tennessee, dated 8/25/2008 and recorded on 8/28/2008 and further by Quitclaim Deed from Lynn Smirnow Fritz, as Successor Trustee of the Bobby Dempsey Fritz Amended and Restated Revocable Living Trust of record in instrument no. 20080828-0088211 dated 8/25/2008 and recorded 8/28/2008 and by Quitclaim Deed from Bobby D. Fritz and wife, Lynn S. Fritz of record in Instrument No. 20030731-0108754, dated 7/25/2003 and recorded 7/321/2003 and further being the same property conveyed to Bobby D. Fritz and wife, Lynn S. Fritz by Deed from Eugene A. Collins of record in Instrument No. 20030617-0083484, dated 6/13/2003 and recorded 6/17/2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1726 Glen Echo Road, Nashville, TN 37215.**

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, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this the 4th day of June, 2013.

Lynn Smirnow Fritz Amended and Restated Revocable Living Trust

BY: Lynn Smirnow Fritz, Trustee
Lynn Smirnow Fritz, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lynn Smirnow Fritz**, with whom I am personally acquainted and who upon his oath acknowledged herself to be the Trustee of the **Lynn Smirnow Fritz Amended and Restated Revocable Living Trust**, the within named bargainor, and Trust, and that they as such Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Lynn Smirnow Fritz** such **Trustee**.

Witness my hand and seal this the 4th day of June, 2013.

My Commission expires 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

True Copy Certification

I, Cheryl Dillon, 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 Tennessee

County of Williamson

Personally appeared before me, Ryan Rafoth, a notary public for this county and state, Cheryl Dillon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-26-16
Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY