Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130047999 DEEDWARR
Recvd: 06/10/13 08:54 2 pgs
Fees: 13.00 Taxes: 1914.75

20130610-0058404

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $517,500.00

Affiant

Subscribed and sworn to before me, this the 7th day of June, 2013.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON

Notary Public

My commission expires: 2/13/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brady Spencer **Lisa Spencer**	**Farmington Financial Group, LLC**	**Map 103-03-0, Parcel 287.00**
211 54th Ave. N.	**2002 Richard Jones Rd Ste 300A**	
Nashville, TN 37209	**Nashville, TN 37215**	

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, WE,

Timothy L. Bennett, an unmarried man, and Jesus G Berdeja, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa Spencer and Brady Spencer, Wife and Husband

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. 8 on the Plan of Hood Subdivision, Revision of Lots 3-11 of record in Instrument No. 20020604-0067571, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Jesus G. Berdeja, by Deed dated February 22, 2008 from William D. Walker (being one and the same person as William Dell Walker) and Alice Brown Walker, husband and wife, of record in Instrument No. 20080227-0019193, and further conveyed to Jesus G. Berdeja, an unmarried man, as to an undivided ninety-nine percent (99%) interest and Timothy L. Bennett, an unmarried man, as to an undivided one percent (1%) interest, said interests being held as joint tenants with right of survivorship by Quitclaim Deed dated February 2, 2012 from Jesus G. Berdena, an unmarried man of record in Instrument No. 20120210-0011891, said Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Instrument No. 20001113-0112623, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **211 54th Ave. N., Nashville, TN 37209**

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 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/our hand(s) this **7th** day of **June, 2013.**

Timothy L. Bennett

Jesus G Berdeja

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Timothy L. Bennett and Jesus G Berdeja,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **June, 2013.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17