Nashville Title Insurance Corporation

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $130,000.00

Affiant

Subscribed and sworn to before me this 20th day of June, 2013

Notary Public
My Commission Expires: 02-25-2015
(Affix Seal)

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Asa H. Spicer	First Federal Bank	059-15-0-A-054.00
3405 Chateau Valley Lane	601 Hwy 46S	
Nashville, TN 37207	Dickson TN 37055	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tolbert Chisum, Trustee of the Phoenix II Trust u/a/d June 27, 2012**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Asa H. Spicer, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 129 on the plan of Final Plat, Phase II, Chateau Valley, of record in Book 8250, page 932, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tolbert Chisum, Trustee of the Phoenix II Trust u/a/d June 27, 2012, by deed from Jonathan R. Vinson, Trustee, on July 2, 2012, of record in Instrument Number 20120703-0058631, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 8250, page 932, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20000718-0071375, and Book 7835, page 86, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3405 Chateau Valley Lane, Nashville, TN 37207

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 19, 2013.

The Phoenix II Trust u/a/d June 27, 2012

Tolbert Chisum, Trustee

By Tolbert Chisum, Trustee

BILL GARRETT, Davidson County
Trans:T20130055770 DEEDWARR
Recvd: 07/01/13 14:29 3 pgs
Fees:18.00 Taxes:481.00

20130701-0067732

STATE OF Illinois
COUNTY OF Cook

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tobert Chisum, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 19, 2013

My commission expires 04/06/17

Notary Public

"OFFICIAL SEAL"
KATHIANN RICHMOND
Notary Public, State of Illinois
My Commission Expires 04/06/17

THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, Esq.
ATTORNEYS AT LAW
10200 Ramsey Way
Dickson, Tennessee 37055
CHIC 13142

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DICKSON

I, JOSEPH M. BARRETT, being first duly sworn according to law, state that I am a person of lawful age, that I am a resident of Dickson County, State of Tennessee, and that I further depose and state as follows:

1. The attached document is the best original available.

2. This document is a Warranty Deed dated June 19, 2013 conveying property to Asa H. Spicer, unmarried from Tolbert Chisum, Trustee of the Phoenix II Trust u/a/d June 27, 2012.

3. The notary acknowledging the Grantors name was Kathiann Richmond in the State of Illinois and County of Cook

4. The legal description of the property is as follows:

Being Lot No. 129 on the final plat, Phase II, Chateau Valley of record in Book 8250, Page 932, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

5. That this affidavit is given for the purpose of clarifying the of said deed and for no other or further purpose.

Further, affiant saith not.

JOSEPH M. BARRETT

STATE OF TENNESSEE

COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, JOSEPH M. BARRETT with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 27th day of June, 2013.

NOTARY PUBLIC

My Commission Expires: 2/25/2015

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015