WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July , 2013.

Notary Public 1/9/2016

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130069450 DEEDWARR
Recvd: 08/13/13 10:00 2 pgs
Fees:13.00 Taxes:329.30
20130813-0084746

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay C Case	Metropolitan Bank	071-08-0-394.00
(NAME) 105 Minnette Court	(NAME) 3500 Lakeland Drive #501	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Flowood, MS 39232	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I,/ we Juanita M. Spicer and Joe A. Spicer** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jay C. Case and wife Stephoni L. Case** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain

. Land in Davidson County, Tennessee, being Lot No. 302 on the Plan of Resubdivision Part 4 of Shepardwood, of record in Plat Book 5210, Page 159, 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 Juanita M. Spicer and husband, Joe A. Spicer by Deed from Peggy S. Carter of record at Instrument No. 20070201-0013292, Register's Office for Davidson County, Tennessee, dated January 31, 2007 and recorded on February 1, 2007.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 105 Minnette Court , Nashville TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 31st day of July, 2013.

Joe A. Spicer

Juanita M. Spicer

STATE OF Tennessee
COUNTY OF Davidson

On this 31st day of July , 2013 before me personally appeared Joe A. Spicer and Juanita M. Spicer to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Notary Public

My Commission Expires: 11-29-2017

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY