Davidson County DEEDWARR
Recvd: 08/16/13 10:15 3 pgs
Fees:18.00 Taxes:2590.00
20130816-0086322

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 1/6/15
(AFFIX SEAL)

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

BR13-0008

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey A. Spotts	BOFI Federal Bank	158040A03900 CO
8 Valhalla	4350 La Jolla Village Dr., 140	
Nashville, TN 37215	San Diego, CA 92122	158-04A-039.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRETT C. HAYSOM AND WIFE, LYNETTE A. HURST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY A. SPOTTS AND JANICE SPOTTS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 1 on the Plan of Resubdivision of Lots 77, 78 and 79 of Section Two, Otter Wood, of record in Plat Book 7900, Page 994, 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 Brett C. Haysom and wife, Lynette Anne Hurst by Deed from Carolyn Hoyne, married of record in Instrument No. 20110420-0030313, Register's Office for Davidson County, Tennessee, dated April 18, 2011 and recorded on April 20, 2011.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 7900, page 994; Plat Book 9700, page 529; Plat Book 8250, page 859; Book 7260, page 483; Book 8762, page 199; Book 7260, page 505; Book 7292, page 315; Book 7667, page 218; Book 7942, page 678; Book 7474, page 695; Book 8204, page 243; Book 2248, page 618; Book 2271, page 196; Book 2249, page 86; Book 8204, page 251; Register's Office for Davidson County, Tennessee.

Lynette Anne Hurst and Lynette A. Hurst are one in the same person.

unimproved ( )
This is improved (X) property, known as 8 Valhalla, Nashville, Tennessee 37215
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 13th day of August, 2013.

Brett C. Haysom by _____ attorney in fact
Brett C. Haysom

Lynette A. Hurst by _____ attorney in fact
Lynette A. Hurst

STATE OF Tennessee
COUNTY OF Davidson

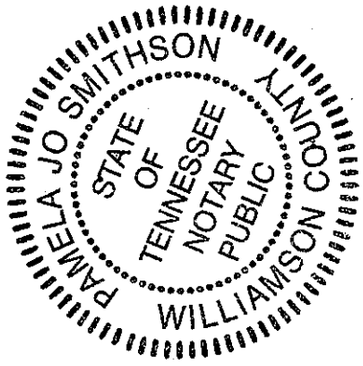
On this the 13th day of August, 2013, before me personally appeared Laura Perry to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brett C. Haysom and wife, Lynette A. Hurst and who acknowledged he/she/they executed the same as the free act and deed of the said Brett C. Haysom and wife, Lynette A. Hurst.

Witness my hand and official seal, this the 13th day of August, 2013.

_____
Notary Public

My Commission Expires: 3/17/14

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford 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.

John Cobb Rochford

State of Tennessee
County of Davidson

Personally appeared before me, Lindsey G. Boswell, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LINDSEY G. BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary's Signature

My commission expires: 8/23/14