BILL GARRETT, Davidson County
Trans:T20130085863 DEEDWARR
Recvd: 10/04/13 08:43 2 pgs
Fees:13.00 Taxes:717.80
20131004-0104254

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133549

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2013.

NOTARY PUBLIC

My commission expires: 6/15/2014

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leigh Young 7316 Middlebrook Circle Nashville, TN 37221	Churchill Mortgage 761 Old Hickory Blvd. Suite 400 Brentwood, TN 37027	126-15-0-B-210.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Four Thousand and 00/100 Dollars ($194,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **MARTIN SPEARS AND WIFE, KATHERINE SPEARS**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **LEIGH YOUNG, UNMARRIED**, hereinafter called the Grantee, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Section Two, Lexington Point Subdivision of record in Instrument No. 20010515-0049954, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Martin Spears, a married man, and Katherine Spears, his wife, by Warranty Deed from Beazer Homes Corp. DBA Phillips Builders, dated 3/1/2002, recorded 3/14/2002, of record in Instrument No. 20020314-0032422, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 7316 Middlebrook Circle, Nashville, TN 37221.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and _____.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30 day of September, 2013.

MARTIN SPEARS

KATHERINE SPEARS

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Martin Spears and Katherine Spears, 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 seal, this the 30 day of September, 2013.

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY