THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130089847 DEEDWARR
Recvd: 10/18/13 10:37 2 pgs
Fees:13.00 Taxes:444.00
20131018-0108987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***120,000.00.

Affiant

Subscribed and sworn to before me this 15th day of October, 2013.

Notary Public

ANGELA R. WINDHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Expires April 25, 2016

My Commission Expires: 4-25-2016

ADDRESS OF NEW OWNER

Jeffrey T. Springer
513 Lakebrink Court
Nashville, Tennessee 37214

SEND TAX BILLS TO

New Owner

MAP & PARCEL NOS.

MAP 096-16-0 A
PARCEL 107.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Thousand and 00/100 Dollars ($***120,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Merrill Lackey, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Jeffrey T. Springer, a single man, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 97 on the Plan of Larchwood Phase One-G Section Four of record in Plat Book 11190, Page 5, 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 Merrill Lackey, unmarried, by Warranty Deed dated May 14, 2004, from Daniel H. Pendleton and wife, Christine M. Pendleton, of record as Instrument No. 20040519-0058782 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 513 Lakebrink Court, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Larchwood, Phase One-G, Section Four, of record in Book 11190, page 5, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 15th day of October, 2013.

Merrill Lackey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Merrill Lackey, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of October, 2013.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY