Davidson County DEEDWARR
Recvd: 11/15/13 07:57 3 pgs
Fees:18.00 Taxes:647.30
20131115-0117994

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $174,947.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF NOVEMBER, 2013

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/17/14

THIS INSTRUMENT PREPARED BY
Jim R. Vanderveen, P.C., 1661 Seaboard Lane, C-104, Franklin, TN 37067
File #: RS903 SPAETH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jason Spaeth and ~~Aubry~~ Aubrey Spaeth	MORTGAGE INVESTORS GROUP	162130A00800CO
2224 Green Trails Drive	8320 East Walker Srpings Lane	
Antioch, TN 37013	Knoxville Tennessee 37923	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

IAN WALLBRECH AND WIFE, BEVERLY WALLBRECH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JASON SPAETH AND AUBREY SPAETH, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2224 Green Trails Drive, Antioch, TN 37013

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/or 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/or 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 our hand on the 8th day of November, 2013.

Ian Wallbrech

Beverly Wallbrech

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, IAN WALLBRECH AND BEVERLY WALLBRECH, the bargainor(s), 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 official seal at Brentwood, Tennessee, this 8th day of November, 2013.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drummond
State of Tennessee Notary Public
Williamson County

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 8, PLAN OF GREENWOOD SUBDIVISION, PHASE ONE, as shown on plat of record in Instrument No. 20000922-0094259, amended in Instrument No. 20010605-0058472, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ian Wallbrech and wife, Beverly Wallbrech by Warranty Deed from Mt. View, LLC, a Tennessee Limited Liability Company, recorded on the 2nd day of April, 2002 in Instrument No. 20020402-0039754, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GREENWOOD SUBDIVISION, PHASE ONE , as recorded in Instrument No. 20000922-0094259, amended at Instrument No. 20010605-0058472, revised at Instrument No. 20100805-0061553, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000922-0094258, amended at Instrument No. 20010711-0073943 and supplemented and amended at Instrument Nos. 20011023-0115676 and 20020313-0031767 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Greenwoods Subdivision Homeowners' Association, Inc. recorded at Instrument No. 20010627-0068107.

f. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20000918-0092619.

g. Deed of Conveyance as to Open Space recorded at Instrument No. 20020129-0012296.

True Copy Certification

I, Pam Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Pam Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2017

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires