STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 2013.

Notary Public
MY COMMISSION EXPIRES: March 8, 2014
File No. G13-7821D

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

BILL GARRETT, Davidson County
Trans:T20130098942 DEEDWARR
Recvd: 11/21/13 11:02 2 pgs
Fees:13.00 Taxes:479.15
20131121-0120051

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Terry L. Spence (NAME) | New Owner (NAME) | 53-9-3 |
| 1306 Sioux Terrace (STREET ADDRESS) | (STREET ADDRESS) | |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Robert E. Wingfield, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terry L. Spence**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 71 on the plan of SEQUOIA VALLEY, SECTION 2, as shown by plat of record in Plat Book 3700, Page 114, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Robert E. Wingfield and wife, Elaine H. Wingfield from J.R. Coarsey, Trustee, by Deed dated May 7, 1969, in Book 4331, Page 613, in the Register's Office for Davidson County, Tennessee. Elaine H. Wingfield having since died June 18, 2013, leaving the subject property vested in Robert E. Wingfield as the surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 4047, page 877, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3700, page 114, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1306 Sioux Terrace, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness my/our hand(s) this 14th day of November, 2013.

Robert E. Wingfield

Robert E. Wingfield

November 14, 2013
Date

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 Robert E. Wingfield, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of November, 2013.

My Commission Expires: 9/24/2014

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**