MAIL TAX STATEMENT TO:
JAMES B SPEARS
5510 COUNTRY DR
NASHVILLE TN 37211

Prepared By:
KAY BAKER
SERVICELINK
4000 Industrial Blvd.
Aliquippa, PA 15001
2759850Y

Davidson County DEEDWARR
Recvd: 11/27/13 08:05 5 pgs
Fees:27.00 Taxes:0.00
20131127-0121615

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, JAMES B. SPEARS (UNMARRIED), hereinafter referred to as "Grantors", do hereby grant, bargain, sell, convey, and warrant unto JAMES B. SPEARS AND CARRIE M. BUTLER SPEARS, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of TN, to-wit:
GRANTEES ADDRESS: 6112 MONTCREST DR. NASHVILLE TN. 37215
LEGAL DESCRIPTION:

See Exhibit A attached hereto and made a part hereof

Map Parcel Number: 162-09-0-A12-90-0CO

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS does for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims **whatever.**

The source of title in Grantor(s) is by WARRANTY DEED recorded in the office of Register of Deeds in Book 10368, Page 774, of the Recorder of DAVIDSON County, Tennessee.

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

JAMES B SPEARS

State of Tennessee }
County of Davidson }

Before me, on this 16th day of October, 2013, the undersigned, a Notary Public in and for said County and State, personally appeared James B. Spears to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

WITNESS my hand and official seal

SIGNATURE

Notary Public Jana Drury
Print Name

My Commission Expires MY COMMISSION EXPIRES MARCH 1, 2016

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee }
County of Davidson }

I or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $_____ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18th day of October, 2013.

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SIGNATURE _____
Notary Public Jana Drury
Print Name

My Commission Expires MY COMMISSION EXPIRES MARCH 1, 2016

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **DAVIDSON**, STATE OF **TENNESSEE** AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN CITY OF NASHVILLE, DAVIDSON COUNTY, STATE OF TENNESSEE, AS DESCRIBED IN DEED BOOK 10368, PAGE 774, ID# 162-09-0-A12-90-0CO, BEING KNOWN AND DESIGNATED AS:

BEING ALL OF UNIT NO. 129 OF HICKORY CONDOMINIUMS, PHASE 2, BUILDING 2, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 4659 AT PAGE 32, THE PLAT OF WHICH IS OF RECORD IN PLAT BOOK 4460 AT PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR MORE COMPLETE DESCRIPTION.

BEING THAT SAME PROPERTY CONVEYED TO KATHRYN M. MOORE BY DEED FROM GALE SHORES OF RECORD IN BOOK 8501, PAGE 682 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS APPEARING IN INSTRUMENTS OF RECORD IN BOOK 4659, PAGE 32; BOOK 4937, PAGE 429 AND BOOK 5606, PAGE 663, ALL OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; TO EASEMENT OF RECORD IN BOOK 4842, PAGE 979 SAID REGISTER'S OFFICE AND TO ALL MATTERS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 4460, PAGE 133 SAID REGISTER'S OFFICE.

PROPERTY ADDRESS: 5510 COUNTRY DRIVE, UNIT 129, NASHVILLE, TN 37211.

BY FEE SIMPLE DEED FROM KATHRYN M. MOORE (UNMARRIED) AS SET FORTH IN BOOK 10368 PAGE 774 DATED 02/27/1997 AND RECORDED 03/04/1997, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)