BILL GARRETT, Davidson County
Trans:T20130102970 DEEDWARR
Recvd: 12/09/13 13:34 2 pgs
Fees:13.00 Taxes:588.30
20131209-0124835

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $159,000.00

Matt Shanklin
Affiant

Subscribed and sworn to before me, this 5th day of December, 2013.

Notary Public
My commission expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

06-1309-75338

Address of New Owner:	Send Tax Bills to:	Tax Information
Anthony J. Spelta, Jr. 4505 Andrew Jackson Parkway Hermitage TN 37076	New Owner	075-03-0-036.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Mattox and wife, Lila H. Mattox**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **April K. Spelta and Anthony J. Spelta, Jr., wife and husband**, hereinafter called the Grantees, their successors 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. 105, on the Plan of Tulip Grove, Section II, of record in Book 3700, Page 122, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Mattox and wife, Lila H. Mattox, as Tenants by the Entirety, by Quitclaim Deed from Lila H. Mattox, dated September 24, 1992, recorded November 6, 1992, of record in Book 8779, Page 575, Register's Office for Davidson County, Tennessee; and

Further being the same property conveyed to The Robert and Lila H. Mattox Living Trust, Robert and Lila H. Mattox, Trustees, by Quitclaim Deed from Robert Mattox and wife, Lila H. Mattox dated September 25, 1992, of record in Book 8779, Page 577, Register's Office for Davidson County, Tennessee; and

Further being the same property conveyed to Robert Mattox and wife, Lila H. Mattox, by Quitclaim Deed from The Robert and Lila H. Mattox Living Trust, Robert and Lila H. Mattox, Trustees, dated December 7, 2012, recorded December 10, 2012, of record in Instrument No. 20121210-0113722, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4505 Andrew Jackson Parkway, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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 my hand this 4 day of December, 2013.

Robert Mattox

Robert Mattox

Lila H. Mattox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Mattox and Lila H. Mattox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 4 day of December, 2013.

Notary Public
State of Tennessee at Large

My Commission expires
12-22-15

KATHLEEN A. TOOLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12.22.15