This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW131203

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
Trans:T20140004656 DEEDWARR
Recvd: 01/22/14 09:23 2 pgs
Fees:13.00 Taxes:666.00
20140122-0005784

Send Tax Bills To:
Guaranty Trust Company
316 Robert Rose Drive
Murfreesboro, TN 37129

New Owner is:
Michael T. Pring
7920 Rainey Drive
Antioch, TN 37013

MAP: 182-06-0A

PARCEL: 223.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Pamela G. Spears, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michael T. Pring and Terah T. Pring, husband and wife,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **7920 Rainey Drive, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 233 on the Plan of Old Hickory Hills, Phase Two, Section Three, of record in Instrument Number 20040420-0044507, as corrected by Surveyor's Certificate of Correction in Instrument Number 20041021-0126628, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Pamela G. Spears, a single person, by Warranty Deed from Joseph C. Perrigoue and Holly A. Perrigoue, husband and wife, dated 9/29/06 and recorded 10/3/06 in Instrument Number 20061003-0122712, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of January, 2014.

GRANTOR(S):

PAMELA G. SPEARS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Pamela G. Spears**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17th day of January, 2014.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$180,000.00**.

AFFIANT

SWORN TO and subscribed before me this 17th day of January, 2014.

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
My commission expires: 6-19-16

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY