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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 13120068** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $284,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 24th day of January, 2014.<br><br>Notary Public<br>My Commission Expires: 8/19/14 |

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Justin N. Spillner and Elizabeth J. Spillner<br>301 Spicewood Ln<br>Nashville TN 37211 | ~~New Owner~~<br>First Community Mtg<br>275 Robert Rose Drive<br>Murfreesboro, TN 37129 | Tax Parcel ID No.<br>181-01-0A-179.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian C. Bartley and wife, Yanika C. Smith-Bartley** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin N. Spillner and Elizabeth J. Spillner, Husband and Wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 100, SECTION 5, SUGAR VALLEY, as shown on plat of record in Instrument No. 20001204-0118880 (erroneously reffered to as Instrument No. 2001204-0118880 in Deeds Acquisition), 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 by Quitclaim Deed from Brian C. Bartley to Brian C. Bartley and wife, Yanika C. Smith-Bartley as recorded on the 19th day of July, 2012 in Instrument No. 20120719-0063574 and Warranty Deed from Brigette Wesley to Brian C. Bartley, an unmarried man as recorded on the 1st day of September, 2006 in Instrument No. 20060901-0108199, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 5, SUGAR VALLEY, as recorded in Instrument No. 20001204-0118880.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11069, Page 14, amended at Instrument No. 20040203-0013041, Supplementary to Section 5 at Instrument No. 20001205-0119527.

Terms and provisions of by-Laws recorded in Book 11069, Page 24.

Charter of Sugar Valley Homeowners Association, Inc. recorded in Book 11069, Page 6.

Easement for Entrance Wall, recorded in Instrument No. 20040205-0014018.

Davidson County DEEDWARR
Recvd: 01/29/14 08:05 2 pgs
Fees:13.00 Taxes:1054.13
20140129-0007856

Deed to Homeowners Association for common area recorded at Instrument No. 20130523-0052431.

This is improved property located at 301 Spicewood Ln Nashville TN 37211.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 24th day of January, 2014.

Brian C. Bartley

Yanika C. Smith-Bartley

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian C. Bartley and Yanika C. Smith-Bartley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January, 2014.

Notary Public

My Commission Expires: 9/9/14

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

I, Andy Maloney, 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 original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE