BILL GARRETT, Davidson County
Trans:T20140019727 DEEDWARR
Recvd: 03/25/14 09:42 2 pgs
Fees:13.00 Taxes:351.50
20140325-0024306

This instrument prepared by/ to: Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of March, 2014, by and between Ted Tucker Spidle, unmarried, party of the first part, and Loretta Grouizis, an unmarried woman , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:

Lot No 68-A, Zone Lot Division of Lot 68 on the Plan of Percy Priest Woods, Section III, of record Plat Book 5200, Page 638, Plat Book 5200, Page 789 and Plat Book 6250, Page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete legal description.

Being all or part of the same property conveyed to Ted Tucker Spidle by virtue of Special Warranty Deed recorded February 04, 2013 at Instrument No 20130204-0011180 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ted Tucker Spidle

Ted Tucker Spidle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ted Tucker Spidle, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of March, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Loretta Grouizis
	1029 Hammack Ct, Nashville, TN 37214
Tax Parcel No	10816016100
Property Address:	1029 Hammack Ct Nashville, TN 37214
MAIL TAX BILLS TO:	**Shelter Mortgage Company, LLC** **4000 West Brown Deer Road** **Milwaukee, WI 53209**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $95,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Loretta Grouizis
AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of March, 2014.

Beverly J. Heatherly
Notary Public

My Commission Expires: 10-05-15

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
Executive Title, LLC
4470 Old Lebanon Dirt Rd
Mt Juliet, TN 37122