THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31705-03-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $289,000.00 Affiant Subscribed and sworn to before me this 30th day of April, 2014. Notary Public My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

BILL GARRETT, Davidson County
Trans:T20140032729 DEEDWARR
Recvd: 05/12/14 12:51 3 pgs
Fees:18.00 Taxes:1069.30
20140512-0040442

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Joshua Spackey Lindsey Spackey 336 Landings Way Mt. Juliet, TN 37122	SAME	Map and Parcel No.: 087 020 A 02500 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, **Kirsten Elise Wines and husband, Jeremy Todd Wines** (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joshua Spackey and wife, Lindsey Spackey** (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 336 Landings Way, Mt. Juliet, TN 37122.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 30th day of April, 2014.

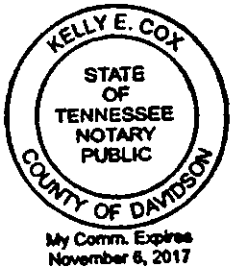
Kirsten Elise Wines

Jeremy Todd Wines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kirsten Elise Wines and Jeremy Todd Wines**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2014.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Cobblestone Landing, Phase I, of record in Instrument No. 20050822-0099471, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kirsten Elise Wines and husband, Jeremy Todd Wines, by deed dated June 26, 2009, from Drees Premier Homes, Inc., an Ohio corporation, of record in Instrument No. 20090629-0060123, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 087 020 A 02500 CO.
2. Declaration of Covenants, Conditions and Restrictions for Cobblestone Landing of record in Instrument No. 20050829-0103476, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Assignments of Declarant's Rights and Reservations of Easements in Instrument No. 20101005-0079535 and Instrument No. 20101029-0086759, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20050822-0099471, Register's Office for Davidson County, Tennessee.
5. Easements for ingress/egress of record in Book 5168, page 910, and Book 11476, page 235, Register's Office for Davidson County, Tennessee.
6. Easements for sewer of record in Book 7079, page 196, Book 7083, page 435, and Book 7607, page 135, Register's Office for Davidson County, Tennessee.
7. Easement for joint access and public utility of record in Book 8190, page 75, Register's Office for Davidson County, Tennessee.
8. Easement for water of record in Book 11476, page 233, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Instrument No. 20031106-0163210, Register's Office for Davidson County, Tennessee.