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. 31829-06-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $361,500.00. Affiant Subscribed and sworn to before me this 26th day of June, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Lauren Spero, Frankie Neil Spero 1012 Milesdale Drive Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 132 090 01200

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, **Rachel H. Jrade-Rice and husband, Jonathann L. Rice**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frankie Neil Spero and Lauren Turner Spero, husband and wife,** ("Grantee"), its successors, 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 1012 Milesdale Drive, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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.

BILL GARRETT, Davidson County
Trans:T20140046390 DEEDWARR
Recvd: 06/30/14 13:42 3 pgs
Fees:18.00 Taxes:1337.55
20140630-0057167

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of June, 2014.

Rachel H. Jrade-Rice

Jonathann L. Rice

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Rachel H. Jrade-Rice and Jonathann L. Rice**, 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 26th day of June, 2014.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Lealand Heights, of record in Plat Book 2330, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Rachel H. Jrade and Jonathann L. Rice, both unmarried, as joint tenants with the right of survivorship, by deed dated June 7, 2010, from Carrie Boswell Gay (fka Carrie Elizabeth Boswell) and husband, John Barrett Gay, of record in Instrument No. 20100611-0045600, Register's Office for Davidson County, Tennessee. The parties having married, and Rachel H. Jrade now being known as Rachel H. Jrade-Rice.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 132 090 01200.
2. All matters appearing on the Plan of record as Book 2330, page 71, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4113, page 537, Register's Office for Davidson County, Tennessee.