BILL GARRETT, Davidson County
Trans:T20140067236 DEEDWARR
Recvd: 09/10/14 08:51 2 pgs
Fees:13.00 Taxes:1258.00
20140910-0082700

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0741

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of August, 2014

Notary Public
Commission Expires: 1/18/16

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 1-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dennis R. Spitzer 1449 Station Four Lane Old Hickory, TN 37138	First Tennessee Bank 300 Court Avenue 3rd Floor Memphis, TN 38103	064-01-0-126.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Pamela Booker and Robert C. Booker, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dennis R. Spitzer and Linda M. Spitzer, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 91 on the Plan of Phase Two, Cleveland Hall Subdivision, of record in Instrument Number 20020304-0026804, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Pamela Booker and Robert C. Booker, wife and husband, by Warranty Deed from Randal K. Kreisel and wife, Diane S. Kreisel, dated 12/7/11 and recorded 12/19/11 in Instrument Number 20111219-0098857, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1449 Station Four Lane, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of August, 2014.

Pamela Booker by Robert C Booker, Attorney in fact
Pamela Booker
By: Robert C. Booker, Attorney in Fact
Robert C Booker
Robert C. Booker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Robert C. Booker
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of August, 2014.

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 1-18-2016

Notary Public
My Commission Expires: 1/18/16

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 30th day of August, 2013, before me personally appeared Robert C. Booker to me known to be the person who executed the foregoing instrument on behalf of Pamela Booker, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Pamela Booker.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 2014

Notary Public

Commission Expires:

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 1-18-2016