BILL GARRETT, Davidson County
Trans:T20140074617 DEEDWARR
Recvd: 10/03/14 09:27 2 pgs
Fees:13.00 Taxes:397.75
20141003-0091508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $107,500.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2014.

Notary Public

My commission expires: 8/18/18

JANE GRAZER RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LILLIAN B METZEL	same address	**042070A16500CO**
572 HERITAGE LN	as new owner	
MADISON, TN 37115		

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 ACKNOWLEDGE, WE,

JAMES H. SPEARS and wife, RADA ALICE SPEARS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LILLIAN METZEL, an unmarried woman and AMANDA METZEL, an unmarried woman

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. 406, Heritage Square, Phase Four, of record in Plat Book 6250, page 178, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made
for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO JAMES H. SPEARS and wife, RADA ALICE SPEARS, BY WARRANTY DEED FROM BETTY L. THOMPSON, DATED 10/29/1996 AND RECORDED ON 12/03/1996 IN BOOK 10277, PAGE 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 572 HERITAGE LN, MADISON, TN 37115.

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

Witness my/our hand(s) this 30th day of September, 2014.

James H. Spears 9-30-2014
JAMES H. SPEARS

Rada Alice Spears 9-30-14
RADA ALICE SPEARS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JAMES H. SPEARS and RADA ALICE SPEARS, the within named Grantor(s), 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, at office, this 30th day of September, 2014.

Jana D. Drury
Notary Public

My Commission Expires: 03-01-16

