WARRANTY DEED TT2014 206	OATH OF CONSIDERATION: STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $14,700.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 18TH DAY OF DECEMBER, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-17

JULIE COAN NOTARY PUBLIC STATE OF TENNESSEE MACON COUNTY

THIS INSTRUMENT PREPARED BY:
TEAM TITLE INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Habitat for Humanity of Greater Nashville **665 Coneflower Trail** **Antioch, TN 37013**	**Habitat for Humanity of Greater Nashville** **2950 Kraft Drive, Suite 100** **Nashville, TN 37204-3682**	**150 15 0B 055.00**

Davidson County DEEDWARR
Recvd: 12/22/14 07:36 3 pgs
Fees:18.00 Taxes:52.17
20141222-0116598

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Brian Spicer, *(hereinafter called the "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Habitat for Humanity of Greater Nashville, a Non-Profit Corporation, *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 55 on the Final Plat of Edison Park (Formerly Painter) "Cluster Lot Subdivision", of record in Instrument No. 20060726-0090090, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Brian Spicer by Final Decree Confirming Sale from Global Development, Inc., dated September 18, 2009 recorded on January 25, 2010 in Instrument No. 20100125-0006161, Register's Office for Davidson County, Tennessee. Brian Spicer and Bryan Spicer being one and the same person.

The above-described property is improved property known as **665 Coneflower Trail, Antioch, TN 37013**

THIS CONVEYANCE IS SUBJECT TO:
(1) 2014 property taxes which have been prorated and paid at closing;
(2) Declaration of Covenants Conditions and Restrictions for Edison Park of record in Instrument # 20060831-0107891, Register's Office for Davidson County, Tennessee;
(3) All easements of record and Utility Drainage Easement of record in Quitclaim Deed of record in Instrument # 20060726-0090090, Register's Office for Davidson County, Tennessee;
(4) All matters appearing on the plan of record in Instrument # 20060726-0090090;
(5) All applicable government and zoning regulations;
(6) Charter of Edison Park Owners Association of record in Book 20060724-0089083 Register's Office for Davidson County, Tennessee.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of December, 2014.

GRANTOR:

Brian Spicer

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Brian Spicer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 18th day of December, 2014.

Notary Public
My Comm. Exp.:_____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05/17/2015

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON C
Commission Expires

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

