G-26733-4
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150000290 DEEDWARR
Recvd: 01/02/15 13:38 2 pgs
Fees:13.00 Taxes:758.50
20150102-0000369

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant

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

Notary Public

My commission expires: 11/6/

(AFFIX SEAL)

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bradley N. Spence	Gold Star Mortgage Financial Group	Map 127-0-00, Parcel 112.00
8413 Highway 70	100 Phoenix Drive, Suite 200	
Nashville, TN 37221	Ann Arbor, MI 48108	

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

Roger L. Clark and wife, Judith D. Clark

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

Bradley N. Spence and Kaylor Spence, 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 the 9th Civil District of Davidson County, Tennessee, being Tract No. 4 on the unrecorded plat of the John Cunningham property according to a survey made by Southern Land Surveying Co., Inc., made August 19, 1970, as follows:

Beginning at an iron pin in the southern margin of U.S. Highway 70, said point being 1011.63 feet from the intersection of the southern right of way of U. S. Route 70 and the centerline of Newsom Station Road; thence with the line between Tracts 3 and 4, south 4 deg. 04' 00" East 225.00 feet to an iron pin; thence South 29 deg. 04' 50" West 577.72 feet to a pin in the northerly margin of Newsom Station Road; thence along said margin, South 65 deg. 11' 17" West 78.00 feet to a concrete monument; thence along a curve to the left (radius equals 597.96 feet) 199.76 feet to a concrete monument; thence leaving said northerly margin of Cunningham's easterly line, North 43 deg. 57' 08" West 20.00 feet to an iron pin; thence with a line between Tracts 5 and 4, North 30 deg. 36' 21" East 721.45 feet to an iron pin; thence North 4 deg. 04' 01" West 225.00 feet to an iron pin in the southerly margin of U.S. Highway 70; thence along said southerly margin in an easterly direction North 85 deg. 55' 09" East 155.00 feet to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed to Roger L. Clark and wife, Judith D. Clark by Deed from James L. Pickney and Lura M. Pickney, husband and wife, dated May 29, 2003, of record in Instrument No. 20030606-0078628, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) Restrictive Covenants contained in instrument of record in Book 4215, Page 4, Register's Office for Davidson County, Tennessee.
(2) Agreement for dedication of Public Utilities Easement of record in Instrument No. 20020520-0061268, Register's Office for Davidson County, Tennessee.
(3) Easement for the purpose of laying water line from the water main, as set out in Book 4990, page 363, Register's Office for Davidson County, Tennessee.
(4) Taxes for 2014 which have been prorated and paid by the Grantors herein.

This is improved (__X__) Unimproved (____) property, known as **8413 Highway 70, Nashville, TN 37221**

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 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 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 **December, 2014.**

Rodger L. Clark

Judith D. Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Rodger L. Clark and Judith D. Clark,** the within named sellers, 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 and official seal at Nashville, Tennessee, this 30th day of **December, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. FOOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY