WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150042291 DEEDWARR
Recvd: 06/01/15 11:15 2 pgs
Fees:13.00 Taxes:510.60

20150601-0050344

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

STATE OF TN
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/3/2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James M. Nicholas	Regions Bank dba Regions Mortgage	075120F03800CO
(NAME)	(NAME)	
12608 Goddard Ave	2050 Pkwy Office Cir	
(ADDRESS)	(ADDRESS)	
Overland Park, KS 66213	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Shannon M. Spinks and Sean P. Spinks, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James M. Nicholas, a married man**, hereinafter called the GRANTEE(S), their heirs and/or 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 38 AKA Unit 306, Tulip Cove Townhomes, a Horizontal Property Regime with Private Elements as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shannon M. Lubbers, an unmarried individual, Sean P. Spinks, an unmarried individual by Special Warranty Deed from Marquis Homes, LLC., dated June 6, 2008 and recorded June 12, 2008 of record in Instrument Number 20080612-0060835, Register's Office for Davidson County, Tennessee.

The said Shannon M. Lubbers having since Married to Sean P. Spinks is also known as Shannon M. Lubbers Spinks.

The said Shannon M. Lubbers and Shannon M. Lubbers Spinks and Shannon M. Spinks are one in the same person.

All matters shown on the plat of record in Instrument No. 20050525-0059119, in the Register's Office of Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded as Instrument Number 20050525-0059119 and First Amendment recorded in Instrument Number 20080103-0000699 , in the Register's Office of Davidson County, Tennessee.

Sanitary Sewer Easement recorded on April 21, 1967 in Book 4123, Page 640 and Book 9792, Page 341, in the Register's Office of Davidson County, Tennessee.

Utility Codes Letter for Detached Structure recorded on April 11, 1997 in Book 10413, Page 841, in the Register's Office of Davidson County, Tennessee.

Boundary Survey recorded on May 17, 2005 in Instrument Number 20050517-0055768, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 735 Tulip Grove Road, Apartment 306, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 28th day of May, 2015.

Shannon M. Spinks

Sean P. Spinks

State of Florida
County of Broward

Personally appeared before me Shannon M. Spinks and Sean P. Spinks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained. Provided FLDL

WITNESS my hand and seal this 28th day of May, 2015.

Notary Public Tricia N Foldessy
My Commission Expires: 8/5/15

TRICIA N. FOLDESSY
MY COMMISSION #EE112844
EXPIRES: AUG 05, 2015
Bonded through 1st State Insurance

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-25827
SMG TN Warranty Deed