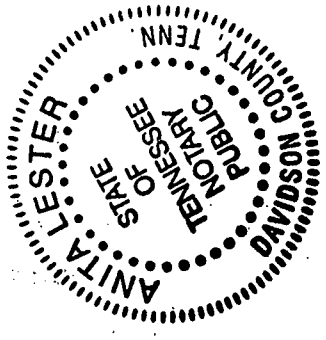
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kevin L. Speakman and Kimberly D. Speakman	SAME	171 08 0B 015.00
(NAME)	(NAME)	
5909 Cross Pointe Ln		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Twenty-Nine Thousand And No/100 Dollars ($429,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Anetha W. Grant**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kevin L. Speakman and Kimberly D. Speakman, 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:

s17Land in the 32nd Councilmanic District of Davidson County, TN, Being Lot No. 3 on the Plan of Section Two, Brelan Park at Saddlewood, of record in Book 7900, Page 615, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to John H. Grant, Jr. and wife, Anetha W. Grant by Warranty Deed from Phillips Builders, Inc., dated June 30, 1994 and recorded July 5, 1994 in Book 9396, Page 865, in said Register's Office for Davidson County, Tennessee.
Said John H. Grant, Jr. having since died on May 26, 2005, leaving property soley vested in Anetha W. Grant.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-152861

BILL GARRETT, Davidson County
Trans:T20150054611 DEEDWARR
Recvd: 07/07/15 10:54 2 pgs
Fees:13.00 Taxes:1587.30
20150707-0065653

unimproved ☐

This is improved ☒ property, known as 5909 Cross Pointe Ln, Brentwood, TN 37027

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, has 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 our hands this .

Anetha W. Grant

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Anetha W. Grantthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of July, 2015.

Notary Public

My Commission Expires: 5-8-18

(SEAL)

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

File Number: GRN-152861