WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE ~~10TH DAY OF~~ JULY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7634 TREVATHAN JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Scott Trevathan and Phyllis Trevathan	Ameris Bank	15500020200
8559 Lewis Road	1800 Parkway Pl, Ste 820	
Nashville, TN 37221	Marietta GA 30067	

FOR AND 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,

JEREMY N. SPILLMAN AND WIFE, MELISSA FULLER SPILLMAN

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

SCOTT TREVATHAN AND PHYLLIS TREVATHAN, TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 8559 Lewis Road, 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 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 hand hand on the 10th day of July, 2015.

Jeremy N. Spillman

Melissa Fuller Spillman

BILL GARRETT, Davidson County
Trans:T20150058760 DEEDWARR
Recvd: 07/20/15 09:26 2 pgs
Fees:13.00 Taxes:1147.00
20150720-0070457

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JEREMY N. SPILLMAN AND MELISSA FULLER SPILLMAN, the bargainor(s), 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 Franklin, Tennessee, this 10th day of July, 2015.

Notary Public

My Commission Expires: 3-27-2016

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-27-2016

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

EXHIBIT A - LEGAL DESCRIPTION

A certain tract of land in the Ninth Civil District of Davidson County, Tennessee, and on the East side of Lewis Road and being a part of a 12-acre tract conveyed to Eva Mae Larkin Sawyers from Mary E. Forehand, et al., as recorded in Book 1046, Page 688, of said County, and more fully described as follows: Beginning at an iron pin in center of Lewis Road, the same being the Northwest corner of Tract No. 3 (Mrs. Eva Mae Larkin Sawyers); thence North 1 deg. 30 min. West 160.3 feet to an iron pin at East edge of Lewis road; thence North 20 deg. 45 min. West 167.5 feet to an iron pin in the center of Lewis Road, the Northwest corner of original tract; thence leaving said Lewis Road, South 84 deg. 30 min. East 583.5 feet to an iron pin, the same being the Northeast corner of a 12-acre tract; thence South 4 deg. 45 min. West 171.5 feet to an iron pin in the East line of a 12-acre tract; thence South 83 deg. 30 min. West 543.1 feet to the beginning and containing 3.25 acres, more or less.
Being the same property conveyed by Quitclaim Deed from Jeffrey Mobley, Trustee to Jeremy N. Spillman and wife, Melissa Fuller Spillman, as tenants by the entirety, as recorded on the 29th day of July, 2010 in Instrument No. 20100729-0059484 and Warranty Deed from Anthony A. Keeton and wife, Diahann M. Keeton to Melissa G. Fuller and Jeremy Spillman, unmarried persons, as recorded on the 4th day of August, 2009 in Instrument No. 20090804-0073144, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED.