BILL GARRETT, Davidson County
Trans:T20150063565 DEEDWARR
Recvd: 08/03/15 12:00 2 pgs
Fees:13.00 Taxes:432.90
20150803-0076359

Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $117,000.00.

Affiant

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 17th day of July, 2015.

Notary Public
My commission expires: 04/17/16

05-1506-66619

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jacob T. Spiess	Magna Bank	096-06-0-144.00
2844 Surrey Road	6525 Quail Hollow Road, Suite 300	
Nashville TN 37214	Memphis, TN 38120	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lisa V. Spiess and husband, Ernest Spiess**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jacob T. Spiess and Sichel A. Spiess, husband and wife, as tenants by the entirety**, hereinafter called the Grantees, their successors and 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 No. 25, on the Plan of Donelson Heights, of record in Book 1424, Page 35, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Dimitroff and wife, Tammy Dimitroff by deed from Tri Star Renovations, Inc., dated June 29, 2009, recorded September 28, 2009, of record in Instrument No. 20090928-0089645, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lisa V. Spiess and husband, Ernest Spiess by deed from William Dimitroff and wife, Tammy Dimitroff, dated November 14, 2014, recorded November 20, 2014, of record in Instrument No. 20141120-0106987, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2844 Surrey Road, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

XLVS

WITNESS my hand this 17th day of July, 2015.

Lisa V. Spiess

Ernest Spiess

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lisa V. Spiess and Ernest Spiess**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 17th day of July, 2015.

Hutch Henderson
State of Tennessee at Large

My Commission expires: 04/17/16

