This document prepared by (and after recording return to):

Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

BILL GARRETT, Davidson County
Trans:T20150079514 DEEDWARR
Recvd: 09/18/15 10:38 3 pgs
Fees:18.00 Taxes:2017.52
20150918-0094905

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James S. Spitler and Mary-Helen P. Spitler, husband and wife,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Bradley Dearman and Donna Dearman, husband and wife**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 235 on the Plan of West Meade Farms, Inc., Section "H" as of record in Book 2133, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James S. Spitler and wife, Mary-Helen P. Spitler by deed dated November 21, 1985 from Paul Burstein and wife, Florence G. Katz of record in Book 6720, page 501, Register's Office for Davidson County, Tennessee.

MAP AND PARCEL: 115-8-59

This property is known as 734 Vosswood Drive, Nashville, TN 37205

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any 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.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 17th day of September, 2015.

James S. Spitler Grantor

Mary-Helen P. Spitler Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James S. Spitler and Mary-Helen P. Spitler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 17 day of September, 2015.

NOTARY PUBLIC

WILLIAM DAVIS NOSWANSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 12/27/2016

Grantee(s) Name, Address:	Send Tax Statement To:
Bradley Dearman and Donna Dearman	New Owner
734 Vosswood Drive	
Nashville, TN 37205	

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$545,275.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

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

Affiant

(Seal)

Notary Public

KAREN C ASPLUND
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My commission expires:

7/8/19