BILL GARRETT, Davidson County
Trans:T20150086078 DEEDWARR
Recvd: 10/08/15 15:43 2 pgs
Fees:13.00 Taxes:1757.50
20151008-0102928

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN155975

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 22, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Meredith Mary
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2015.

NOTARY PUBLIC

My commission expires: 8-23-2016

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chaye A. Spector, Richard A. Spector and Jesselyn Z. Spector	F & M Bank 50 Franklin Street Clarksville, TN 37040	083-10-0-376.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Seventy Five Thousand and 00/100 Dollars ($475,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WADE BARNES, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHAYE A. SPECTOR, AN UNMARRIED WOMAN, AND RICHARD A. SPECTOR AND JESSELYN Z. SPECTOR, HUSBAND AND WIFE**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 199, Map of McEwen Place, as shown on the plat of record in Plat Book 332, Page 133, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Wade Barnes, by Quitclaim Deed from Wade Barnes, dated February 27, 2014 and recorded March 6, 2014, of record in Instrument Number 20140306-0018853, in the Register's Office of Davidson County, Tennessee. Property was never the primary residence of the spouse of Wade Barnes.

BEING a portion of the property previously conveyed to Wade Barnes, married, by Warranty Deed from William Pedigo III and wife, Vikki F. Pedigo, dated 2/27/2014, recorded 3/6/2014, of record in Instrument No. 20140306-0018850, said Register's Office.

BEING a portion of the property previously conveyed to William Pedigo, III and wife, Vikki F. Pedigo, as tenants by the entirety, by Quitclaim Deed from William Pedigo, also known as William Pedigo, III, dated 3/11/2009, recorded 3/16/2009, of record in Instrument No. 20090316-0023586, said Register's Office.

AND BEING a portion of the property previously conveyed to William Pedigo, unmarried, by Warranty Deed from William D. Griswold, unmarried, dated 4/30/2004, recorded 5/6/2004, of record in Instrument No. 20040506-0051860, said Register's Office.

The address of the herein described property is believed to be 401B North 17th Street, Nashville, TN 37206, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 2nd day of October, 2015.

WADE BARNES

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public, Wade Barnes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 2nd day of October, 2015.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017