WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/3/19 (AFFIX SEAL)

CASSIE LOVVORN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

R-VRES-15-6207

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Bartel and Sandy Bartel	**IberiaBank Mortgage**	
(NAME)	(NAME)	
6207 Harding Pike	**PO Box 7171**	**129-08-0-078-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Little Rock, AR 72223**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JEFFERY BRIAN SPENCE AND ANTHONY JOSEPH SPENCE AND DON PATRICK SPENCE, ALL DEVISEES UNDER THE LAST WILL AND TESTAMENT RUTH ROBERTSON SPENCE, DOCKET NO. 15P1358, SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARK BARTEL AND SANDY BARTEL,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 45 on the Plan of Section 1, Warner Park Valley of record in Plat Book 3600, Page 12-14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joe A. Spence and wife, Ruth R. Spence by Warranty deed from Murphree Realty Company of record in Book 4230, page 6, Register's Office for Davidson County, Tennessee, dated April 15, 1968 and recorded on April 24, 1968. Joe A. Spence having since died on February 8, 2014, leaving a Last Will and Testament, Docket No. 14P-400, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Ruth Robertson Spence having since died on August 3, 2015, leaving a Last Will and Testament, Docket No. 15P-1358, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Jeffery Brian Spence, Anthony Joseph Spence, and Don Patrick Spence are the devisees under said Last Will and Testament.

The above-described property is not the primary or marital residence of any of the grantor(s) herein.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Matters shown on the Plan of record in Plat Book 3600, Page (s) 12 through 14, inclusive, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3466, Page 89, as amended by Book 3577, Page 511 and Book 3702, Page 465, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4230, Page 6, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page (s) 12 through 14, inclusive, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3466, Page 89, as amended by Book 3577, Page 511 and Book 3702, Page 465, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4230, Page 6, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6207 Harding Pike, Nashville, Tennessee 37205**.

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 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 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.

Davidson County DEEDWARR
Recvd: 10/19/15 09:13 3 pgs
Fees:18.00 Taxes:1538.83
20151019-0105856

Witness my/our hand(s) this the 14th DAY OF OCTOBER, 2015.

Jeffery Brian Spence by Don Patrick Spence as attorney in fact
Jeffery Brian Spence by Don Patrick Spence as Attorney in Fact

Anthony Joseph Spence by Don Patrick Spence as attorney in fact
Anthony Joseph Spence by Don Patrick Spence as Attorney in Fact

Don Patrick Spence
Don Patrick Spence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DON PATRICK SPENCE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEFFERY BRIAN SPENCE and ANTHONY JOSEPH SPENCE, and who acknowledged he/she/they executed the same as the free act and deed of the said JEFFERY BRIAN SPENCE and ANTHONY JOSEPH SPENCE.

Witness my hand and official seal, this the 14 of October, 2015.

Notary Public
My Commission Expires: 3618
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DON PATRICK SPENCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14 of October, 2015.

Notary Public
My Commission Expires: 3618
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Cari Mule', do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/3/19

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY