WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2015

Notary Public:

MY COMMISSION EXPIRES: 3/1/2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Dana M. Spears	Franklin Synergy Bank	Parcel ID:
8941 Macauley Lane	722 Columbia Ave.	186040A09400
Nolensville, TN 37135	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kelly P. Davis and James W. Davis, Jr., wife and husband

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Dana M. Spears and Kerry E. Spears, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 138, Final Plat Burkitt Place, Phase 1B, Section 1, Subdivision, as shown on plat of record in Instrument 20061109-0139669, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Kelly P. Davis and James W. Davis, Jr., wife and husband, by deed from Drees Premier Homes, Inc., an Ohio corporation, of record in Instrument 20071001-0116191, Register's Office for said County, dated September 27, 2007.

This conveyance is subject to Restrictions and By-Laws of record in Book 3845, Page 754; Book 4166, Page 667; and Book 4179, Page 811, Register's Office for Williamson County, TN. and in Instrument 20060306-0025388; Instrument 20070202-0014304 and Instrument 20120106-0001500, Register's Office for Davidson County, TN. and in Book 3845, Page 789, Register's Office for Williamson County, TN.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20061109-0139669, said Register's Office; (3) PUD Boundary Plat in Instrument 20050920-0113225, said Register's Office; (4) Easement Agreement of record in Book 3855, Page 402, Register's Office for Williamson County, Tennessee, and in Instrument 20060317-0030915, Register's Office for Davidson County, Tennessee; (5) Deed to State of Tennessee of record in Book 1481, Page 273, Register's Office for Williamson County, TN; (6) Easement for Ingress & Egress to Cemetery of record in Book 112, Page 184, Register's Office for Williamson County, TN.; (7) Greenbelt of record in Book 8881, Page 778, Register's Office for Davidson County, Tennessee; (8) Easement & Contribution Easement of record in Book 3657, Page 344, Register's Office for Williamson County, TN and in Instrument 20050816-0096915, Register's Office for Davidson County, TN.; (9) Storm Water Detention Agreement of record in Instrument 20060427-0048083, Register's Office for Davidson County, TN.; (10) Easement to United Telephone Co. of record in Instrument 20060607-0067543, Register's Office for Davidson County, TN., and in Book 3940, Page 211, Register's Office for Williamson County, TN.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 8941 Macauley Lane, Nolensville, TN 37135

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Davidson County DEEDWARR
Recvd: 11/12/15 10:20 3 pgs
Fees:18.00 Taxes:1295.00
20151112-0114841

Witness our hands this 10th day of November, 2015.

Kelly P. Davis

James W. Davis, Jr.

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 Kelly P. Davis and James W. Davis, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of November, 2015.

My Commission Expires: 2-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Kelsie Holloway, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis, a notary public for this county and state, Kelsie Holloway 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: 5/23/16
Notary' Seal (if on paper)

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY