WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 9-22-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allison L. Spears	Prime Lending	173-15-A 123.00 CO
(NAME)	(NAME)	
376 Upper Mill Drive	17330 Preston Rd # 160B	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160035216 DEEDWARR
Recvd: 04/28/16 15:23 2 pgs
Fees: 13.00 Taxes: 721.50

20160428-0041702

FOR AND 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, Edwin L. Linzie and Stephanie D. Linzie, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allison L. Spears and Jessie D. Spears, wife and husband, 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:

Land in Davidson County, Tennessee, being Lot Number 123 on the Final Plat of Mill Run Subdivision, Phase 2, of record as Instrument No. 20011009-0109754, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edwin L. Linzie and Stephanie D. Linzie, husband and wife, by Warranty Deed from NVR, Inc., a Virginia corporation, Trading as Fox Ridge Homes, dated September 20, 2002, of record in Instrument No. 20020927-0118199, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Instrument No. 20011009-0109754; Restrictions of record in Book 11675, page 472; Instrument No. 20000215-0015152, Instrument No. 20020701-0079016 and Instrument No. 20021121-0144876; Articles of Incorporation/ Charter of record in Instrument No. 19991207-0300674; Easement for transmission lines of record in Book 3933, page 359; Easement for sewer of record in Book 10488, page 188; Easement for conservation greenway of record in Instrument No. 20011024-0116286; Stormwater Detention Agreement of record in Instrument No. 20010405-0033586; Conveyance of open space of record in Instrument No. 20011219-0139981, and Landscape agreement of record in Instrument No. 20010405-0033587, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 376 Upper Mill Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness this 27th day of April, 2016.

Edwin L. Linzie

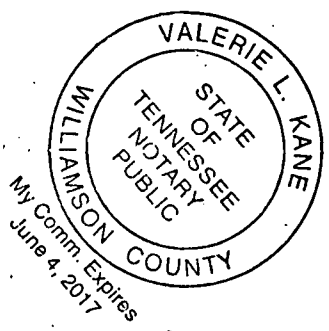
Stephanie D. Linzie

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Edwin L. Linzie and Stephanie D. Linzie, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 27th day of April, 2016.

Notary Public
My Commission Expires: 6-4-17



File No.: 22680

DMAL to
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067