BILL GARRETT, Davidson County
Trans:T20160074200 DEEDWARR
Recvd: 08/25/16 09:48 2 pgs
Fees:13.00 Taxes:610.50
20160825-0088935

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Julie Edgin
Affiant

Subscribed and sworn to before me, this 23rd day of August 2016.

Kristina Kaye Ditinno
Notary Public
My commission expires: 4/24/18

KRISTINA KAYE DITINNO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

05-1607-66961

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jessica R. McNeely	Wilson Bank and Trust	096-06-0-144.00
2844 Surrey Road	1436 West Main Street	
Nashville TN 37214	Lebanon, TN 37087	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jacob T. Spiess and Sichel A. Spiess, husband and wife, as tenants by the entirety**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jessica R. McNeely, a single person**, hereinafter called the Grantees, their successors 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 No. 25, on the Plan of Donelson Heights, of record in Book 1424, Page 35, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Dimitroff and wife, Tammy Dimitroff by Quitclaim Deed from Tri Star Renovations, Inc., dated June 29, 2009, recorded September 28, 2009, of record in Instrument No. 20090928-0089645, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lisa V. Spiess and husband, Ernest Spiess by deed from William Dimitroff and wife, Tammy Dimitroff, dated November 14, 2014, recorded November 20, 2014, of record in Instrument No. 20141120-0106987, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jacob T. Spiess and Sichel A. Spiess, husband and wife, as tenants by the entirety by deed from Lisa V. Spiess and husband, Ernest Spiess, dated July 17, 2015, recorded August 3, 2015, of record in Instrument No. 20150803-0076359, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2844 Surrey Road, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 my hand this 23rd day of August, 2016.

Jacob T. Spiess

Sichel A. Spiess

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jacob T. Spiess and Sichel A. Spiess**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 23rd day of August, 2016.

Hutch Henderson
State of Tennessee at Large

My Commission expires: 2/25/20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020