G#29178-3
Box#14

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00 Affiant Subscribed and sworn to before me, this 18th day of November, 2016 Notary Public MY COMMISSION EXPIRES: 2/13/17 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160103279 DEEDWARRSP
Recvd: 11/22/16 10:46 2 pgs
Fees:13.00 Taxes:1443.00
20161122-0123213

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Spehr	"New Owner"	159-06-0B
(NAME) 5229 Lysander Lane	(NAME)	(MAP) 017.00
(ADDRESS) Brentwood, Tennessee, 37027	(ADDRESS)	(PARCEL)
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **VOCE DEVELOPMENT COMPANY LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **William A. Spehr and Tricia M. Spehr, husband and wife,** hereinafter called the Grantee, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Final Plat of Voce, Phase 2A of record in Plat at Instrument No. 20150820-0083857, 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 a portion of the same property conveyed to Voce Development Company, LLC by Warranty deed from Granny White Cabin Realty, LLC of record in Instrument No. 20150701-0063699 Register's Office for Davidson County, Tennessee, dated June 22, 2015 and recorded on July 1, 2015.

This conveyance is subject to (i) taxes for the current year and subsequent years which have been assumed by the Grantee, (ii) all matters as contained on the plat of the Subdivision; (iii) any and all Restrictions and Easements of record; all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

This is unimproved property known as: 1704 Woodsong Drive, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 18th day of November, 2016.

VOCE DEVELOPMENT COMPANY LLC

By: _____
R. Shannon Pollard, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared R. Shannon Pollard, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Voce Development Company LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said R. Shannon Pollard, as such Chief Manager.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 18th day of November, 2016.

_____
Notary Public

My commission expires 8/20/2017

