WARRANTY DEED

SPELLINGS-H17217

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF July, 2017.

(Affix Seal) Notary Public

My Commission Expires: 3/15/2020

JIM ANDERSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John F. Spellings and Hilary R. Spellings, husband and wife	NEW OWNER'S	007.00-0-140.00
1865 Fox Chase Drive		
Goodlettsville, TN 37072		

BILL GARRETT, Davidson County
Trans: T20170058490 DEEDWARR
Recvd: 07/10/17 10:04 2 pgs
Fees: 13.00 Taxes: 1609.13
20170710-0068825

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SCOTT PRIMM AND WIFE TAMMY PRIMM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN F. SPELLINGS AND HILARY R. SPELLINGS, HUSBAND AND WIFE, 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 the 10th Civil District of Davidson County, Tennessee, being lot Number 16 on the Plan of Fox Chase Meadows, of record in plat Book 5200, page 194, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott Primm and wife, Tammy Primm by Deed from Lee Philpot and wife, Stacey Philpot of record in Inst # 200009060087794 recorded 9/6/2000, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1865 Fox Chase Drive, Goodlettsville, Tennessee 37072.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 6 day of July, 2017 :

Scott Primm by Tammy Primm, POA

Tammy Primm

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named TAMMY PRIMM, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 6 day of July, 2017.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY COMMISSION EXPIRES 6-18-2018

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, TAMMY PRIMM, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SCOTT PRIMM, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said SCOTT PRIMM for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 6 day of July, 2017.

My Commission Expires:

Notary Public

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY COMMISSION EXPIRES 6-18-2018

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800