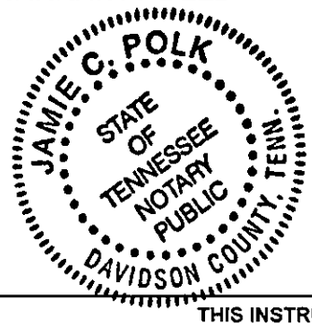
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2017

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(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:
Wyn C. Ross	Wyn C. Ross	Parcel ID:
919 Gordon Avenue	919 Gordon Avenue	15004009600
Reno, NV 89509	Reno, NV 89509	

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

Shanendoah C. Spier, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Wyn C. Ross and Mary M. Peacock, Trustees of the Ross-Peacock Family Trust dated May 17, 2016
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 No. 375, on the Plan of Section Eight, 2nd Revision, "The Country" of record in Plat Book 6250, page 912 & 913, Register's Office, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Shanendoah C. Spier by deed from Jackie W. Charlton and Margaret Ann Charlton, of record in Instrument 20041229-0153973, dated December 28, 2004, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6764, Page 735, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 912 and 913, said Register's Office.

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 3528 Shakertown Road, Antioch, TN 37013

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.

Bill Garrett Davidson County
Batch# 119 **DEEDWARR**
09/11/2017 11:58:31 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20170911-0092846

Witness my hand this 7 day of September, 2017.

Shanendoah C. Spier

STATE OF VIRGINA
COUNTY OF Albemarle

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shanendoah C. Spier, 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 this 7th day of September, 2017.

My Commission Expires: 3-31-21

Notary Public

BRYAN PATTESON HAWKES
COMMONWEALTH OF VIRGINIA
REG. NO. 7750660 EXP. 03-31-2021
NOTARY PUBLIC