THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November, 2017

Notary Public

MY COMMISSION EXPIRES: 6/19/18

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 25519 DEEDWARR
11/14/2017 01:35:02 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20171114-0117018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Baird Wills	NEW OWNER	MAP
6116 Melbourne Drive		PARCEL 158-03-0-049.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Bradley Dale Springer and Karen Lorraine Springer, Co-Trustees of the Springer Family Trust created under agreement dated October 11, 2013**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Baird Wills and wife, Danielle Clark Puckett Wills**, husband and wife

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. 483 on the Plan of Hillsboro Park, Section 8 of record in Plat Book 2663, Page 96, 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 the same property conveyed to Bradley D. Springer and wife, Karen L. Springer by Warranty Deed from George H. Talley II and wife, Lisa H. Talley of record in Instrument No. 20110729-0058262, Register's Office for Davidson County, Tennessee, dated July 28, 2011 and recorded on July 29, 2011.

Being the same property conveyed to Bradley Dale Springer and Karen Lorraine Springer, Co-Trustees of the Springer Family Trust under agreement dated October 11, 2013 by Quitclaim Deed from Bradley D. Springer and wife, Karen L. Springer of record in Instrument No. 20131121-0120192, Register's Office for Davidson County, Tennessee, dated November 20, 2013 and recorded on November 21, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6116 Melbourne Drive, Nashville, TN 37215.**

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 our hand(s) this the 8th day of November, 2017.

Bradley Dale Springer and Karen Lorraine Springer, Co-Trustees of the Springer Family Trust created under agreement dated October 11, 2013

Bradley Dale Springer, Trustee

Bradley Dale Springer, Individually

Karen Lorraine Springer, Trustee

Karen Lorraine Springer, Individually

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bradley Dale Springer and Karen Lorraine Springer** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **Bradley Dale Springer and Karen Lorraine Springer, Co-Trustees of the Springer Family Trust created under agreement dated October 11, 2013** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Bradley Dale Springer and Karen Lorraine Springer** as such **Trustees**.

Witness my hand and seal this the 8th day of November, 2017.

My Commission expires March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bradley Dale Springer** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of November, 2017.

My Commission expires March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karen Lorraine Springer** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of November, 2017.

My Commission expires March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public