Rtn to:

Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
#1521

Bill Garrett Davidson County
Batch# 30828 **DEEDWARR**
11/29/2017 09:33:03 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20171129-0121547

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this 21 **day of November, 2017.**

Notary Public
My commission expires 11-21-2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

06-1710-76821

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Abigail M. Thomas & Kyle J. Thomas 2030 Hickory Hill Lane Hermitage TN 37076	FirstBank 318 Seaboard Ln Ste 205 Franklin, TN 37067	074-16-0-155.00

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, **E. R. Speer, aka E. Ray Speer and Ruth W. Speer, aka Ruth Speer, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Abigail M. Thomas and Kyle J. Thomas, wife and husband,** 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. 18, on the Plan of Section 1, Stones River Estates Subdivision, of record in Book 2900, Page 139, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to E. R. Speer et ux, Ruth W. Speer by warranty deed dated January 10, 1972 recorded January 12, 1972 from J. E. Malone and wife, Della D. Malone of record in Book 4568, Page 362, said Register's Office. The said E. R. Speer is one and the same person as E. Ray Speer.

This instrument is prepared on behalf of E. Ray Speer (aka E. R. Speer) by Ruth Speer, as Attorney-In-Fact pursuant to Power of Attorney ofrecord in Instrument No. 20171114-0117034, 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 2030 Hickory Hill Lane, Hermitage, TN 37076.

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 21 day of November, 2017.

E. Ray Speer by Ruth Speer
Attorney-in-fact
E. Ray Speer by Ruth Speer,
Attorney-in-fact

Ruth W. Speer
Ruth W. Speer

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ruth Speer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for E. Ray Speer and that she is authorized by E. Ray Speer to execute this instrument on his behalf.

Witness my hand and seal at Mt. Juliet, Tennessee, this 21 day of November, 2017.

Cheri D. Bayer
Notary Public at Large

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

My commission expires: 12-20-2020

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ruth W. Speer**, 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 Mt. Juliet, TN, this 21 day of November, 2017.

Cheri D. Bayer
Notary Public
State of Tennessee at Large

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

My Commission expires:
12-20-2020