NEW OWNER:

William K. Dearing Lynn R. Dearing
336 Landings Way Mount Juliet, TN
37122

SEND TAX BILLS TO:

Franklin American Mortgage Co.
6100 Tower Circle #600
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0797 FR

087-02-0-A-025.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 50243 DEEDWARR
01/23/2018 09:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,239.13
20180123-0006767

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thirty-Four Thousand Nine Hundred and 00/100 Dollars ($334,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOSHUA SPACKEY AND WIFE, LINDSEY SPACKEY** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **WILLIAM KEITH DEARING AND LYNNISA M. DEARING, HUSBAND AND WIFE,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Cobblestone Landing, Phase I of record in Instrument Number 20050822-0099471, 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 Joshua Spackey and wife, Lindsey Spackey by Warranty deed from Kirsten Elise Wines and husband, Jeremy Todd Wines of record in Instrument No. 20140512-0040442 Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 12, 2014.

Being also known as 336 Landings Way Mount Juliet, Tennessee 37122.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 19th day of **January, 2018**.

LINDSEY SPACKEY

JOSHUA SPACKEY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, LINDSEY SPACKEY AND JOSHUA SPACKEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of **January, 2018**.

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **334,900.00** .

AFFIANT

Sworn to and subscribed to before me this 19 day of **January, 2018**.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 3-27-18
Notary's Seal (if on paper)

