Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Subscribed and sworn to before me, this 11 day of February, 2019.

Notary Public
My commission expires: 7-17-22

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

05-1901-67475

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lindsey Kraft 225 Peeler Trail Madison, TN 37155	~~New Owner~~ Legacy Home Loans, LLC 4004 Hillsboro Pike, Ste 216B Nashville, TN 37215	052-12-0-010.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100's ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William P. Spears, hereinafter the Grantor, has bargained and sold, and does hereby transfer and conveys to Lindsey Kraft, unmarried and Grahm Petersen, unmarried, as Joint Tenants with Right of Survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Sumner County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Marlin Meadows, Section No. 3, of record in Book 2133, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William P. Spears and wife, Ruth L. Spears by deed from Presion L. Wallace and wife, Virginia L. Wallace, dated July 1, 1977, recorded July 11, 1977, of record in Book 5169, Page 81, Register's Office for Davidson County, Tennessee. Ruth L. Spears having since died on November 27, 2009.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of records, including all items set out on any applicable plat of record.

This property is improved property known as 225 Peeler Trail, Madison, TN 37115

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. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind ourselves, our heirs, successors and assigns and representatives, to warrant and forever defend the title 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.

Karen Johnson Davidson County
Batch# 194215 DEEDWARR
02/12/2019 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20190212-0012883

WITNESS my hand this 11 day of February, 2019.

X William P. Spears
William P. Spears

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, William P. Spears, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand this 11 day of February, 2019

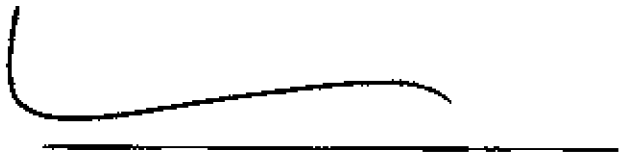
Notary Public

My Commission expires: 10-20-19

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

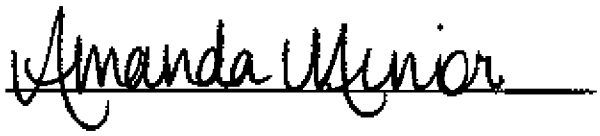
Certification of Authenticity
for Electronically Filed Document

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



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

