WARRANTY DEED

STATE OF
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/25/09

(AFFIX SEAL)

Dellana Lowhorn
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Selena Deleon	SunTrust Mortgage, Inc.	136-5A-1
(NAME) 2920 Harbor Lights Drive	201 4th Ave. North 6th fl.	
(ADDRESS) Nashville, Tennessee 37217	Nashville, TN 37219	
(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, Timothy Spencer and wife, Kimberly Spencer HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Selena Deleon, 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. 1, on the Plan of BAYVIEW ESTATES, First Revision, Phase One, a Planned Unit Development of record in Plat Book 9700, Page 920, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy Spencer, married, by deed of record in Instrument No. ~~200311117-0167654,~~ 20031117-0167654 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Timothy Spencer by Kimberly Spencer as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No.. 20060511-0055633, in the Register's Office for Davidson County, Tennessee.

Kimberly Spencer joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 2920 Harbor Lights Drive, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 05/11/06 15:40 2 pgs
Fees:13.00 Taxes:728.90

20060511-0055634

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

APR. 28. 2006 5:55PM ADVANTAGE TITLE 615-777-2015 NO. 2419 P. 6

Witness my hand this 28th day of April, 2006.

Timothy Spencer by Kimberly Spencer, Attorney in fact

Timothy Spencer by Kimberly Spencer, his attorney in fact

Kimberly Spencer

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 28th day of April, 2006, before me personally appeared Kimberly Spencer, the person who executed the foregoing instrument on behalf of Timothy Spencer and who acknowledged that she executed the same as the free act and deed of the said Timothy Spencer, through Power of Attorney granted she by the said Timothy Spencer.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Spencer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of April, 2006.

Commission expires: 5/30/07

KRISTIN T. HEDGY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007

APR. 28. 2006 5:55PM ADVANTAGE TITLE 615-777-2015 NO. 2419 P. 7