Davidson County DEEDWARR
Recvd: 09/15/06 11:05 2 pgs
Fees:13.00 Taxes:1267.25
20060915-0114563

RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS August 31, 2006.

NOTARY PUBLIC

My commission expires: 11-22-08

LEEZA OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires November 22, 2008

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane Suite 5, Brentwood, TN 37027

ADDRESS NEW OWNER: NUMBERS	SEND TAX BILLS TO:	MAP-PARCEL
Nancy M. Meriwether 5601 Cloverland Dr., Unit 136 Brentwood, TN 37027	New Owner	160-15-0C-027.00

FOR AND IN CONSIDERATION of the sum of **Three Hundred Forty Two Thousand Five Hundred dollars and zero cents ($342,500.00)**, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **Randy Gene Spencer, married Rosanna Spencer,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto **Nancy M. Meriwether,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in **Davidson County, TN**, and being further described as follows, to-wit:

Being the property commonly known as 5601 Cloverland Dr., Unit 136, Brentwood, TN 37027.

Parcel ID # 160-15-0C-027.00

Unit No. 136 in CLOVERLAND HALL, a Horizontal Property Regime, located at the corner of Old Hickory Boulevard, Cloverland Drive and Valley View Road, Brentwood, Davidson County, Tennessee, as shown on the plat of Cloverland Hall, recorded in Instrument No. 20021101-0134432, Register's Office for Davidson County, Tennessee, as described in a Master Deed recorded in Instrument No. 20021105-0135643, Register's Office for Davidson County, Tennessee, to which document

reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Cloverland Hall, condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20021105-0135643, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Randy Gene Spencer, unmarried, by Deed from Haury and Smith Contractors, Inc., dated 7-22-04, of record in Instrument No. 20040812-0097451, in the Register's Office for Davidson County, Tennessee.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this August 31st, 2006.

Randy Gene Spencer

Rosanna Spencer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **Randy Gene Spencer and Rosanna Spencer**, being by me and duly sworn (or affirmed), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this August 31st, 2006.

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

Notary Public

Leeza Osborne
Printed Name

My commission expires: 11/22/08