File No. 271100519

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/19/07 12:34 2 pg:
Fees:13.00 Taxes:684.50

20071119-0135174

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-19-09

(AFFIX SEAL)

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Dalley-Sizemore and Stacy Jack Sizemore	ABN AMRO Mortgage Group, Inc.	Map 85.07 Parcel 38.00
(NAME) 2600 W. Big Beaver Rd.	(NAME) Department CH 8241	
(ADDRESS) Troy, MI 48084	(ADDRESS) Palatine, IL 60055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Thomas A. Spence, and wife, Michelle Hammond

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amy Dalley-Sizemore and husband, Jack Sizemore,

HEREINAFTER CALLED THE GRANTEE(S), 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. 194 on the Plan of Stanford Country Club Estates, Section 4, as of record in Book 2900, Page 84, Register's Office for Davidson County, Tennessee.

SAID Lot No. 194 fronts 88.9 feet on the Easterly margin of Stafford Drive and runs back between lines measuring 156.0 feet on the Northerly line and 242 feet on the Southerly line to a broken line in the rear measuring 182.11 feet thereon.

Being the same property conveyed to Thomas A. Spence by Quitclaim Deed dated October 18, 2007 from Michelle Hammond , of record by Instrument No. 20071106-0130855 in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Thomas A. Spence by Warranty Deed dated December 29, 2006 from Michael Ray Harris and wife, Mary Katherine Harris, of record by Instrument No. 20070103-0000897 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.
Michelle Hammond joins in this conveyance to relinquish any and all right, especially marital rights, which she may have in said property by virtue of her marriage to Thomas A. Spence.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **3127 Stafford Dr., Nashville, TN 37214**
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 16th day of November, 2007.

Thomas A. Spence

Michelle Hammond

Michelle Hammond

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Thomas A. Spence the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 16th day of November, 2007.

Commission expires: August 23, 2011

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Daniel L. Wischhof Notary Public

File Number: 271100519

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle Hammond the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this the 16th day of November, 2007.

Doris Coley
Notary Public

My Commission Expires: 9/21/09

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY