

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 08080013

Michele Spencer

STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$212,000.00~~

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22 DAY OF Aug, 2008.

NOTARY PUBLIC

My Commission expires: 12-3-11

Address of New Owner	Send Tax Bills To:	Tax Information:
Anthony S. Jorissen. 635 Harding Place Nashville, TN 37211	Same	147-~~104~~-230.00 010

Davidson County DEEDWARR
Recvd: 08/26/08 09:23 2 pgs
Fees:13.00 Taxes:784.40

20080826-0087473

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, **Michele Spencer and Jerry D. Spencer, wife and husband,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **Anthony S. Jorissen,** hereinafter called the **Grantee**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 246, as shown on the map entitled Plan of Caldwell Hall Section 2, of record as Plat Book 2900, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said lot fronts 79.5 feet on the south side of Harding Place and runs back 138.1 feet on the west line and 141.3 feet on the east line to a dead line, which is a broken line, on which it measures 83.7 feet.

BEING the same property conveyed to, Michele Spencer by quitclaim deed from Jerry Spencer, dated 01/11/2007 at Instrument Number 20070111-0004639, Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Jerry D. Spencer and wife, Michele Spencer by deed from Grady L. Kimbrough, of record as Instrument No: 20040517-0057282, Register's Office for Davidson County, Tennessee. Jerry D. Spencer joins in this instrument as an additional grantor for the purpose of granting any interest he may have in said property as a result of being the spouse of Michele Spencer.

This is improved property generally located:
635 Harding Place, Nashville, TN 37211

SUBJECT TO THE FOLLOWING:

1. 2008 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the plat of record in Plat Book 2900, Page 96, Register's Office for Davidson County, Tennessee.

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, his heirs and assigns, forever. We do covenant with said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, his 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.

IN WITNESS WHEREOF, **Michele Spencer and Jerry D. Spencer,** have caused this instrument to be executed, this the 22 day of Aug, 2008.

Michele Spencer
by Jerry Spencer AIF
Michele Spencer
By: **Jerry D. Spencer,** Attorney in Fact, Instrument No. 20080826-0087471 RODCT

Jerry Spencer
Jerry D. Spencer

STATE OF TENNESSEE
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jerry D. Spencer**, Attorney-in-fact, acting on behalf of **Michele Spencer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in behalf of **Michele Spencer**, and who acknowledged that he executed the same as the free act and deed of **Michele Spencer**.

SWORN to and subscribed before me
This the 22 day of Aug, 2008.

My commission Expires: 12-3-11

Marie Collins
NOTARY PUBLIC

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jerry D. Spencer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 22 day of Aug, 2008.

My commission Expires: 12-3-11

Marie Collins
NOTARY PUBLIC

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY