BILL GARRETT, Davidson County
Trans:T20110029626 DEEDWARR
Recvd: 05/18/11 14:25 2 pgs
Fees:13.00 Taxes:555.00
20110518-0038137

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive
Nashville, Tennessee 37216
FILE NO. 1075
FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00.**

Michelle Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2011.

Marka L. Nettle
Notary Public

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 12/28/2013

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 POINT EAST DRIVE, NASHVILLE, TENNESSEE 37216

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NO.
MICHELLE BENNETT **752 Spence Enclave Lane** **Nashville, TN 37210**	**SAME AS NEW OWNER**	**094160EO3800CO**

FOR AND IN 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, **RJ YORK HOMES, LLC, a Tennessee limited liability company also known as R. J. YORK HOMES, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO **MICHELLE BENNETT**

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 Unit Number 38 on the Plan of Spence Enclave Townhomes, a planned unit development, as of record in Instrument Number 20061115-0141672 and amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915 and 20100428-0032407, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to RJ York Homes, LLC, a Tennessee limited liability company, by deed from Regent Land, LLC, a Tennessee limited liability company, of record in Instrument Number 20080313-0025463, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. **Taxes for the year 2011 and subsequent years.**
2. **All matters as shown on the plan of record in Instrument Number 20061115-0141672 and amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915 and 20100428-0032407, said Register's Office.**

Unimproved ( )
This is improved (X) property known as **752 Spence Enclave Lane, Nashville, Tennessee 37210**

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 whosoever. 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 its hand this 28th day of April, 2011.

RJ YORK HOMES, LLC, a Tennessee limited liability company
also known as R. J. YORK HOMES, LLC, a Tennessee limited liability company

By: _____
ROBIN YORK, CHIEF MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared ROBIN YORK, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the CHIEF MANAGER of the RJ YORK HOMES, LLC, a Tennessee limited liability company also known as R. J. YORK HOMES, LLC, a Tennessee limited liability company, a corporation, and that he as such CHIEF MANAGER, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as CHIEF MANAGER.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of April, 2011.

Marka L. Nettle
NOTARY PUBLIC

My Commission Expires: 12/28/2013

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY