Prepared By & Return to:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

WARRANTY DEED

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

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

Lorine P. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lorine P. Thomas	New Owner	108120B01900CO
(NAME)	(NAME)	
3157 Harborwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110048589 DEEDWARR
Recvd: 08/09/11 09:27 2 pgs
Fees:13.00 Taxes:684.50
20110809-0061178

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, we, **Richard D. Spencer and Susan K. Spencer, husband and wife** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lorine P. Thomas** , hereinafter called the GRANTEE (S), their heirs and/or 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. 39 on the plan of Harborview Phase 1-A, Section One, of record in Plat Book 6900, Page 583 as amended in Book 9096, Page 760, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard D. Spencer and Susan K. Spencer, husband and wife by Deed from Reba M. Brock aka Reba M. Blake, an unmarried woman, dated 01/07/2008 and filed for record on 01/16/2008 in Instrument 200801160004922, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters as set forth per Plat Book 6900, Page 583, Book 9096, Page 760; Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7471, Page 26 Said restrictions were amended in Book 7646, Page 142, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380; Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 5856, Page 80; Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 5856, Page 84; Storm water Detention Agreement of record in Book 7390, Page 270; Charter of record in Book 7522, Page 339; Charter of record in Book 8263, Page 554; Quitclaim Deed to The Homeowner's Association of record in Book 8297, Page 376; Davidson County taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

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 ☐

File No.: 01288-3921
SMG TN Warranty Deed

This is improved ☑ property, known as 3157 Harborwood Drive, 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/or 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/or 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 our hands this 2nd day of August, 2011.

Richard D. Spencer

Susan K. Spencer

State of Tennessee
County of Williamson

Personally appeared before me Richard D. Spencer and Susan K. Spencer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of August, 2011.

Notary Public Donald R. Barrett
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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