BILL GARRETT, Davidson County
Trans:T20110071530 DEEDWARR
Recvd: 11/14/11 10:03 2 pgs
Fees:13.00 Taxes:608.65
20111114-0088480

WARRANTY DEED

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 23, 2013

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of November, 2011

Notary Public

MY COMMISSION EXPIRES: 7-23-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonya M. Hayes	Magna Bank	15010025700
(NAME) 3036 Stone Bridge Road	(NAME) P.O. Box 172207	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Memphis, TN 38187	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Jason R. Spencer and wife, Danielle Spencer**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sonya M. Hayes, unmarried**, 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 Lot No. 7 on the Plan of 1st Revision of Stonebridge, as of record in Plat Book 9700, Page 244, Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason R. Spencer, an unmarried man, by Warranty Deed dated August 30, 2006, from Ronald W. Lyon and wife, Catherine E. Lyon, and filed in Instrument No. 20060901-0108157, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Jason R. Spencer and wife, Danielle Spencer by Quitclaim Deed from Jason R. Spencer dated March 6, 2010 and filed of record on March 26, 2010 in Instrument Number 20100326-0022684, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3036 Stone Bridge Road, Antioch, TN 37013

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, has 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 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 **10th** day of **November, 2011**

Jason R. Spencer

Danielle Spencer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Jason R. Spencer and Danielle Spencer**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that ~~she/he~~they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **10th** day of **November, 2011**

Notary Public

My commission expires: _____

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013