WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of **March, 2013** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

DAVID T. ROETGER NOTARY PUBLIC TENNESSEE My Comm Exp. July 21, 2013 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Benjamin Regalado	New Owner	064160D07400CO
(NAME)	(NAME)	
1853 Brookmeadow Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, WE, **Steven Allen Spence and Melanie Heltsley Spence husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Patrick Benjamin Regalado,** hereinafter called the Grantee, his 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. 193, on the plat of Truxton Park, Section Two, of record in Instrument No. 20010515-0049898, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Steven Allen Spence and wife, Melanie Heltsley Spence, by Warranty Deed from Lora B. Sexton dated March 31, 2005 of record in Instrument No. 20050404-0036417, 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 X property, known as 1853 Brookmeadow Lane, Hermitage, TN 37076

BILL GARRETT, Davidson County
Trans:T20130019157 DEEDWARR
Recvd: 03/08/13 11:43 2 pgs
Fees:13.00 Taxes:555.00

20130308-0023357

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 **5th** day of **March, 2013**

Steven Allen Spence

Steven Allen Spence

Melanie Heltsley Spence by Steven Allen Spence Attorney in Fact

Melanie Heltsley Spence

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Steven Allen Spence**, 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 **5th** day of **March, 2013**

Laurie M Harris

Notary Public

My commission expires: 12-10-16

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven Allen Spence, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf Melanie Heltsley Spence, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20130308-0023356 Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Melanie Heltsley Spence, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 5th day of March, 2013.

Laurie M Harris

Notary Public

My Commission Expires:

12-10-16

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY