WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-17-15

(AFFIX SEAL)

DOROTHY E. WALKER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-15838

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Celia A. Yancey	new owner	
(NAME)	(NAME)	
119 Newsom Green		142-7C-85CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BETTY R. SPENCER, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CELIA A. YANCEY, A SINGLE WOMAN,** 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:

A Land in Davidson County, Tennessee, being Unit No. 85, as shown on the plan for Ashley Green, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record in Book 7184, page 44 as corrected in Book 7467, page 279 and amended in Book 7482, page 312 and Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners..

Being the same property conveyed to Betty R. Spencer, unmarried by Warranty deed from Leslie B. Evans, William R. Evans and Troy W. Evans, as residuary beneficiaries under the Last Will and Testament of John F. Evans, deceased, of record in Instrument No. 20020131-0013695, said Register's office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 6900, page 24 and Book 6900, page 978, said Register's Office; and (c) master deed and bylaws of record in Book 7184, page 44, Book 7184, page 71, Book 7482, page 312, Book 7467, page 279 and Instrument No. 20111101-0084880, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 119 Newsom Green, Nashville, TN 37221
(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 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 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.

BILL GARRETT, Davidson County
Trans:T20130060862 DEEDWARR
Recvd: 07/17/13 11:46 2 pgs
Fees:13.00 Taxes:529.10

20130717-0073875

Witness my hand this 12th day of July, 2013.

Betty R. Spencer by Betty R. Dewitt attorney in fact
Betty R. Spencer , Betty R. Dewitt, Attorney in Fact

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~Davidson~~ Towns

On this 12 day of July, 2013, before me personally appeared Betty R. Dewitt, to me known to be the person who executed the foregoing instrument on behalf Betty R. Spencer and acknowledged that she executed the same as the free act and deed of Betty R. Spencer.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Hiawassee GA this 12 day of July, 2013.

Commission expires: March 31, 2017

Jo Anne Spring
Notary Public

Jo Anne Spring
Notary
My Comm. Exp.
March 31, 2017
Public
Towns County, Georgia