BILL GARRETT, Davidson County
Trans:T20140000905 DEEDWARR
Recvd: 01/06/14 11:46 3 pgs
Fees:18.00 Taxes:166.50
20140106-0001153

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January, 2014.

Notary Public
MY COMMISSION EXPIRES: 11/3/15
File No. G13-8024D

KAREN B. HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Victor L. Wallace (NAME)	First Advantage Bank (NAME)	43-2-A-111 CO
111 Cedarwood Lane (STREET ADDRESS)	1430 Madison Street (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (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 HEREBYACKNOWLEDGED, WE, **Eric Spencer, unmarried and Jennifer Clark, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victor L. Wallace, 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. C-111 on the plan of CEDARWOOD COURTYARD HOMES, PHASE ONE, as shown by plat of record in Plat Book 5200, Page 60-61, and clarified in Plat Book 5497, page 800, 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 Eric Spencer and Jennifer Clark from Federal National Mortgage Association aka Fannie Mae, by Special Warranty Deed dated August 28, 2007, as Instrument No. 200708310104940, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 5495, page 661, Book 5669, page 132, Book 6119, page 402, Book 6053, page 422, Book 6216, page 434, Book 6707, page 216, Book 9010, page 503, Book 9010, page 505, and as Instrument No. 200708020092060, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 60-61, and clarified in Plat Book 5497, page 800, Register's Office for Davidson County, Tennessee.

3. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

4. Charter of Homeowner's Association of record in Book 5307, page 226, Register's Office for Davidson County, Tennessee.

5. Bylaws of record in Book 5307, page 231, in Instrument No. 200708020092059, and Instrument No. 201209210085950, Register's Office for Davidson County, Tennessee.

6. Common Area conveyed to Homeowner's Association of record in Book 5684, page 678, Book 6053, page 425, and Book 6216, page 432, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers, Storm drainage, Water Mains and appurtenances as recorded in Instrument No. 201103250023033, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 111 Cedarwood Lane, Madison, TN 37115.

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. Whenever 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 my/our hand(s) this 2nd day of January, 2014.

Eric Spencer — January 02, 2014 Date

~~Jennifer Clark~~ — January 02, 2014 Date

STATE OF Arizona

COUNTY OF Pima }

Brandie Silvain
Notary Public
Pima County, Arizona
My Comm. Expires 09-14-17

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Eric Spencer and Jennifer Clark, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of January, 2014.

My Commission Expires: 9/14/2017

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

5. Bylaws of record in Book 5307, page 231, in Instrument No. 200708020092059, and Instrument No. 201209210085950, Register's Office for Davidson County, Tennessee.

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Witness my/our hand(s) this 2nd day of January, 2014.

Eric Spencer — January 02, 2014 Date

Jennifer Clark — January 02, 2014 Date

STATE OF Virginia

COUNTY OF Bedford }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Eric Spencer and Jennifer Clark, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of January, 2014.

My Commission Expires: 6/30/2017 Heather L. Wiley
Notary Public

HEATHER L. WILEY
Notary Public
Commonwealth of Virginia
Reg. #204585
My Commission Expires June 30, 2017

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066