BILL GARRETT, Davidson County
Trans: T20140004507 DEEDWARR
Recvd: 01/21/14 13:54 2 pgs
Fees: 13.00 Taxes: 591.63

20140121-0005589

WARRANTY DEED

G-ZR-13-904

CONNIE J. BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah White	New Owner	
904 Spence Enclave Court	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		094160E08500CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUMMER HARLOW, AN UNMARRIED WOMAN , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARAH WHITE, AN UNMARRIED WOMAN , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 85 ON THE PLAN OF SPENCE ENCLAVE TOWNHOMES, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NUMBER 20061115-0141672 AS AMENDED BY INSTRUMENT NUMBERS 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, AND 20100427-0031915 AND BY SCRIVENER'S AFFIDAVIT AND CORRECTION INSTRUMENT OF RECORD IN INSTRUMENT NO.: 20100428-0032407, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SUMMER HARLOW, AN UNMARRIED WOMAN BY WARRANTY DEED FROM R. J. YORK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 10TH DAY OF NOVEMBER, 2011 IN INSTRUMENT NO. 20111110-0088158, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN INSTRUMENT NO. 20061115-0141672, AS AMENDED AT INSTRUMENT NOS. 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20061117-0142842, 20100427-0031915, AFFIDAVIT AND CORRECTION RECORDED AT INSTRUMENT NOS. 20100428-0032407 AND 20121116-0105801; EASEMENTS OF RECORD IN BOOK 722, PAGE 271, BOOK 5015, PAGE 699, BOOK 5451, PAGE 769, BOOK 437, PAGE 45, BOOK 1814, PAGE 597, BOOK 1814, PAGE 594, BOOK 2704, PAGE 419, BOOK 437, PAGE 54, BOOK 2026, PAGE 616, BOOK 5666, PAGE 656, LEASE AGREEMENT OF RECORD IN BOOK 7672, PAGE 112; AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWER AND/OR STORM DRAINAGE OF RECORD IN BOOK 5666, PAGE 656; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20051219-0151715; EXECPTIONS TO EASEMENTS OF RECORD IN INSTRUMENT NO. 20060210-0016418 AND INSTRUMENT NO. 20060210-0016424; INSPECTION AND MAINTENANCE AGREEMENT OF RECORD IN INSTRUMENT NO. 20080409-0035677; EASEMENT FOR LANDSCAPE OF RECORD IN INSTRUMENT NO. 20090107-0001684 AND ANY AN ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

unimproved ( )
This is improved (X) property, known as 904 Spence Enclave Court, Nashville, Tennessee 37210
(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 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 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 my/our hand(s) this 2nd day of January, 2014.

Summer Harlow

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Summer Harlow, the within named bargainor, 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 the 2nd day of January, 2014.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122