WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140019657 DEEDWARR
Recvd: 03/25/14 08:40 2 pgs
Fees: 13.00 Taxes: 517.63
20140325-0024202

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **20th** day of **March, 2014**

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Lee Allen	BANK OF TN	094-16-0E-079.00-CO
(NAME)	(NAME)	
761 Spence Enclave Ln	165 INDIAN LAKE BLVD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	HENDERSONVILLE TN. 37075	
(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, **Laura Mike f/k/a Laura Anzaldi and Chris Mike, Wife and Husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tracy Lee Allen, 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 Unit 79 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, as of record in Instrument No. 20061115-0141672, amended in Instrument Numbers 20061117-0142842; 20061213-0153595; 20080222-0017508; 20080423-0041404; and 20080507-0047102, 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 Laura Anzaldi, a single person by Warranty Deed from R. J. York Homes, LLC, a Tennessee limited liability company dated June 30, 2009, of record in Instrument No. 20090702-0061980, Register's Office for 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 761 Spence Enclave Ln, Nashville, TN 37210

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 **20th** day of **March, 2014**

Laura Mike f/k/a Laura Arnold
Laura Mike

Chris Mike

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Laura Mike and Chris Mike**, 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 **20th** day of March, 2014.

SUSAN L. HEINRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My commission expires: 8/24/2014