Davidson County DEEDWARR
Recvd: 07/03/14 10:41 3 pgs
Fees:18.00 Taxes:525.40
20140703-0058757

WARRANTY DEED	State of Alaska County of Fairbanks North Star Borough THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00 X _____ Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF June 2014 _____ Notary Public MY COMMISSION EXPIRES: 9/16/16 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jana L. DeLuna (NAME)	Regions Bank dba Regions Mtg (NAME)	094160E01500CO
707 Spence Enclave Lane (ADDRESS)	2050 Parkway Office Cr. (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Monique Dase-Smith,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jana L. DeLuna, a single person,** 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 15 on the Plan of Spence Enclave Townhome, a Planned Unit Development, as shown on Exhibit A-2 to the Declaration of Covenants, Conditions and Restrictions establishing the Spence Enclave Townhomes of record as Instrument Number 20061115-0141672, as amended by Instrument Numbers 20611117-0142842, 2061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915, and 20121116-0105801, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Monique Dase, unmarried, by deed from R. J. York Homes, LLC, a Tennessee limited liability company, dated 5/30/08, of record in Instrument Number 20080602-0055748, Register's Office for Davidson County, Tennessee.

This is not the primary residence of Monique Dase, now known as Monique Dase-Smith.

This conveyance is subject to 2014 taxes, prorated and assumed by the Grantee; Declaration of Covenants, Conditions and Restrictions establishing the Spence Enclave Townhomes of record as Instrument Number 20061115-0141672, as amended by Instrument Numbers 20611117-0142842, 2061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915, and 20121116-0105801, said Register's Office, and to any and all easements located on the property.

unimproved ☐

This is improved ☑ property, known as 707 Spence Enclave Lane, Nashville, TN 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 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.

Witness my/our hands this 27 day of June, 2014.

X _____
Monique Dase-Smith

State of Alaska
County of Fairbanks North Star Borough

Personally appeared before me Monique Dase-Smith, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27 day of June, 2014.

_____
Notary Public
My Commission Expires: 9/16/16

Notary Public
Tracey L. White
State of Alaska
My Commission Expires 9/16/16

File No.: 2014-105

NOTARY PUBLIC

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

