File 26142-8

return to: John T. Cook, P.C.
2927 Berry Hill Dr
Nashville, TN 37204

Box 14

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Nancy Bowers Tiller	New Owner	102-12-24
111 Lynnbrook Ct.		
Nashville, TN 37215		
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		14750 26b

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged Hildred Hughes Spencer, a life-estate interest, as well as remainder interest in equal parts to William Steven Spencer, Janice Routh Spencer and Larry Clarion Spencer (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Nancy Bowers Tiller, a single person (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 130 on the Plan of Horton Heights, Section VI, as of record in Book 2133, page 24, in the Register's Office for said County.

Said Lot 130 fronts 98 feet on the northerly side of Fleetwood Drive and runs back between lines, 400.9 feet on the easterly line and 480.6 feet on the westerly line which is a broken line to a dead line in the rear on which it measures 162 feet.

Being the same property conveyed to Hildred Hughes Spencer, a life-estate interest as well a remainder interest in equal parts to William Steven Spencer, Janice Routh Spencer and Larry Clarion Spencer of record in Instrument Number 20121127-0108587, in the Register's Office of Davidson County, Tennessee.

This is improved real property located on 6722 Fleetwood Drive, Nashville, Tennessee 37205.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

BILL GARRETT, Davidson County
Trans:T20140048149 DEEDWARR
Recvd: 07/07/14 13:17 3 pgs
Fees:18.00 Taxes:888.00
20140707-0059460

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $240,000.00.
(
(
(Subscribed and sworn to before me
(this 1st day of July, 2014.
(
(My Commission Expires: 11-15-15

Affiant

Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and bind, themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 30th day of June, 2014.

Hildred Hughes Spencer

William Steven Spencer

Janice Routh Spencer

Larry Clarion Spencer

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Hildred Hughes Spencer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she execute the foregoing instrument, the within named bargainor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee this 30th day of June, 2014.

Notary Public

My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared William Steven Spencer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he execute the foregoing instrument, the within named bargainor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee this 3, 4 day of June, 2014.

Notary Public

My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Janice Routh Spencer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she execute the foregoing instrument, the within named bargainor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee this 30 day of June, 2014.

Notary Public

My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Larry Clarion Spencer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he execute the foregoing instrument, the within named bargainor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee this 30 day of June, 2014.

Notary Public

My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017