WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065029 DEEDWARR
Recvd: 09/02/14 15:27 2 pgs
Fees:13.00 Taxes:499.50
20140902-0080027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

AMANDA VAUGHN — State of Tennessee Notary Public — DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melinda Dale	Franklin American Mortgage Company	094160e06100 CO
(NAME)	(NAME)	
833 Spence Enclave Lane	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Dawn Thomason, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melinda Dale, an unmarried woman, 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 16 on the Plan of Spence Enclave Townhomes, a planned unit development, as of record in Instrument Number 20061115-0141672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 2008022-0017508, 20080423-0041404 and 20080507-0047102, Register's office for Davidson County, Tennessee, to which plan reference is hereby made got a more complete legal description.

Being the same property conveyed to Dawn Thomason, a single person, by deed from R.J. York Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20100609-0044703, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in the following Instrument Numbers: 20061115-0141672, 2006117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915, 20100428-0032407 and 2012116-0105801, Register's Office for Davidson County, Tennessee. Landscape Easement for the common area as recorded in Instrument Number 20090107-0001684, Register's office for Davidson County, Tennessee. Easements of record in Instrument Numbers: 20051219-0151715, 20080409-0035677 and 20091022-0097490, Register's office for Davidson County, Tennessee. Exception to easement recorded in instrument Number 20060210-0016418 & 20060210-0016424, Register's office for Davidson County, Tennessee. Easement for Electric Power line granted to Tennessee Electric Power Company of records in Book 437, page 45, Register's office for Davidson County, Tennessee. Easement for Electric power transmission lines granted United States of America from Jennie Brent Pecek, of record in Book 1814, page 597, Register's office for Davidson County, Tennessee. Easement for water main as set out in Book 722, page 271, Register's office for Davidson County, Tennessee. Slope Easement of records in Book 5015, page 699, Register's office for Davidson County, Tennessee. Easement to electric power transmission lines granted United States of America from Jennie Brent Peek, of record in Book 1814, page 594, Register's office for Davidson County, Tennessee. Easement for right-of-way of Lebanon Pike granted to the State of Tennessee, of record in Book 2704, Page 419, Register's office for Davidson County, Tennessee. Easement for electric power line granted to Tennessee Electric Power Company, of record in Book 437, Page 54, Register's office for Davidson County, Tennessee. Easement for electric power transmission lines granted United States of America, from Jennie Brent Peek and Thomas Peek, of record in Book 2026, page 616, Register's office for Davidson County, Tennessee. Sign lease between Lamar Corporation (as Lessee) and Jennie Peek (as Lessor), of record in Book 7672, Page 112, Register's office for Davidson County, Tennessee. This Agreement contains restrictions as to the use of advertising. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5666, page 656, Register's office for Davidson County, Tennessee. Slope Easements of record in Book 5451, page 769, Register's office for Davidson County, Tennessee. Drainage Easement of record in Book 5451, page 769, Register's office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 833 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 hand this 29th day of August, 2014.

Dawn Thomason

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dawn Thomason, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 27th day of August, 2014.

Commission expires: 7-30-17

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017