WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071921 DEEDWARR
Recvd: 09/25/14 10:13 2 pgs
Fees:13.00 Taxes:610.50

20140925-0088259

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carly K. Dyer	United Wholesale Mortgage	094160E08400CO
(NAME)	(NAME)	
902 Spence Enclave Court	1414 East Maple Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Troy, MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Boon Teo , a married person** *, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Carly K. Dyer , and Nicolas Smith, wife and husband, and Ramona Dyer, a married woman, as tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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 No. 84, as shown on the plan of Spence Enclave Townhomes, established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200611150141672 and shown on Exhibit "A-2" thereof, and as amended in Instrument 200611170142842, 200612130153595, 200802220017508, 200804230041404, 200805070047102, 201004270031915, 201004280032407 and 201211160105801, said Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Boon Teo, a married person by Warranty Deed dated 04/13/2012 from R. J. York Homes, LLC, a Tennessee limited liability company of record in Instrument 201204180033304, Register's Office for Davidson County, Tennessee.

* Said property is not the marital residence of said Grantor.
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200611150141672, as amended of record in Instrument 200611170142842, as amended of record in Instrument 200612130153595, as amended of record in Instrument 200802220017508, as amended of record in Instrument 200804230041404, as amended of record in Instrument 200805070047102, as amended of record in Instrument 201004270031915, Scrivener's Affidavit and Correction Instrument of record in Instrument 201004280032407, and as amended of record in Instrument 201211160105801, said Register's Office.
Easement of record in Book 437, Page 45, said Register's Office.
Easement of record In Book 437, Page 54, said Register's Office.
Grant of Transmission Line of record in Book 1814, Page 594, said Register's Office.

Grant of Transmission Line of record in Book 1814, Page 597, said Register's Office.
Grant of Transmission Line of record in Book 2026, Page 616, said Register's Office.
Right of Way of record in Book 2704, Page 419, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3770, Page 57, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5666, Page 656, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200512190151715, said Register's Office.
Exception to Easement of record in Instrument 200602100016418, said Register's Office.
Exception to Easement of record in Instrument 200602100016424, said Register's Office.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument 200804090035677, said Register's Office.
Agreement for Dedication of Easement for Landscape of record in Instrument 200901070001684, said Register's Office.
Agreeement for Dedication of Easement for Water and Sanitary Sewer of record in Instrument 200910220097490, said Register's Office.
Final Judgment of record in Book 5451, Page 769, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 902 Spence Enclave Court, 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 GRANTEE(S), their heirs and/or 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/or 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 ~~18th~~ 19th day of September, 2014.

Boon Teo

Boon Teo

State of Tennessee
County of Williamson

Personally appeared before me Boon Teo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of September, 2014.

Notary Public
My Commission Expires: 8/27/17

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF DONALD BARFEET JR

RETURN TO:
Stewart Title Company Tennessee Division