WARRANTY DEED

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-5-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ernest Lipford	SWBC Mortgage Corporation	114-14-0A-091.00-CO
(NAME)	(NAME)	
112 Hunters Run	9311 San Pedro Avenue, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, I, Eric S. Spencer, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ernest W. Lipford and Diondria E. Sparks, husband and wife, 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 Lot No. 91 on the Plan of Final Plat - Section 1, Woodland Forest - Planned Unit Development of record in Plat Book 6900, Pages 534 through 536 inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric S. Spencer, unmarried by deed from Matthew P. Spencer, unmarried of record in Instrument No. 20050907-0107349 Register's Office for Davidson County, Tennessee, dated August 25, 2005 and recorded on September 07, 2005.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The herein described property is not the principal residence of the Grantor.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

unimproved ☐

This is improved ☑ property, known as 112 Hunters Run, Nashville, TN 37209

(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.

BILL GARRETT, Davidson County
Trans:T20140082842 DEEDWARR
Recvd: 11/03/14 14:52 2 pgs
Fees:13.00 Taxes:1009.73
20141103-0101377

Witness my hand this 31st day of October, 2014.

Eric S. Spencer

STATE OF ~~TENNESSEE~~ Georgia

COUNTY OF Dekalb

On this 31st day of October, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric S. Spencer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11/12/17

Notary Public,

SARAH STEER
COMMISSION EXPIRES
NOTARY
PUBLIC
NOV. 12, 2017
DEKALB COUNTY, GEORGIA