BILL GARRETT, Davidson County
Trans:T20150023382 DEEDWARR
Recvd: 03/31/15 10:03 3 pgs
Fees:18.00 Taxes:980.69
20150331-0027599

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
743342 6069-002154
Shannon Kelly

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Leigh Smith	(NAME) Fifth Third Mortgage Co	08304001200
(STREET ADDRESS OR ROUTE NUMBER) 1404 Preston Drive	(STREET ADDRESS) 5001 Kingsley Drive	
(CITY) (STATE) (ZIP) Nashville, TN 37206	(CITY) (STATE) (ZIP) Cincinnati, OH 45227	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Kathryn Spencer, a single woman have this day bargained and sold, and do hereby transfer and convey unto the said Leigh Smith, single the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 265,050.00

Affiant _____

Subscribed and sworn to before me this the 27th day of March 2015.

Notary Public _____

My commission expires: 10/18/2016
(Affix Seal)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is unimproved ( ), known as 1404 Preston Drive, Nashville, TN 37206
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 21st day of January, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kathryn Spencer

STATE OF New Jersey
COUNTY OF Morris

Personally appeared before me, Mary Saunders, a Notary Public in and for said County and State, Kathryn Spencer, the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of January, 2015.

Notary Public (This area for official notarial seal)
My Commission Expires:

MARY SAUNDERS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 10/11/2016

MARY SAUNDERS NOTARY PUBLIC NEW JERSEY

STATE OF
COUNTY OF

Personally appeared before me, Mary Saunders, a Notary Public in and for said County and State, , the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of January, 2015.

Notary Public (This area for official notarial seal)
My Commission Expires:

MARY SAUNDERS NOTARY PUBLIC NEW JERSEY

Exhibit A

Being the southerly 39.72 feet front and 38.18 feet rear of Lot No. 20 and the northerly 50.28 feet front and 50.82 feet rear of Lot No. 21 on the Map of Part Four, Porter Heights, of record in Book 1424, Page 103, Register's Office Davidson County, Tennessee.

Said parts of said Lots adjoin and front together 90.0 feet on the westerly side of Preston Drive and run back between parallel lines 200.0 feet to a dead line in the rear on which they measure 90.0 feet thereon.

Being the same property conveyed to Kathryn Spencer, an unmarried woman by Warranty deed from Aaron R. Myers and wife, Elizabeth Myers of record in Instrument No. 20080902-0089892 Register's Office for Davidson County, Tennessee, dated August 28, 2008 and recorded on September 02, 2008.

Kathryn Spencer and Kathryn R. Spencer are one and the same person.