Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20150044130 DEEDWARR
Recvd: 06/04/15 16:07 2 pgs
Fees:13.00 Taxes:555.00
20150604-0052567

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Elaine M. Moore 1612 Litton Ave. Nashville, TN 37216	Elaine M. Moore 519 Pennystone Drive Franklin, TN 37067	072110-382.00

THIS INDENTURE, made this 13th day of April, 2015 between

Samuel E. Spencer, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Elaine M. Moore, single

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 192 on the Map of the Subdivision of the Waters Place on Maxey Lane, of record in Book 332, Pages 136 and 137, Register's Office for said County. Said Lot No. 192 fronts 50 feet on the Southerly side of Drury Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mayme A. Spencer and husband, Samuel E. Spencer by Quitclaim Deed dated 12/8/97 from Mayme I. Garnett, widow of record in Book 10714, Page 39, Register's Office for Davidson County, Tennessee. Mayme A. Spencer now being deceased, having since died on 12/14/14.

This is (X) improved ( ) unimproved property known as: 1612 Litton Avenue, Nashville, TN 37216.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written.

Samuel E. Spencer

Samuel E. Spencer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Samuel E. Spencer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 13th day of April, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $150,000.00.

Samuel E. Spencer
Affiant

Sworn to and subscribed before me, this 13th day of April, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY