WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150049909 DEEDWARR
Recvd: 06/23/15 08:40 2 pgs
Fees:13.00 Taxes:554.63

20150623-0059802

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/26/2016 (AFFIX SEAL)

AMANDA VAUGHN Notary Public State of Tennessee DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kristin D. Farver		094 16 0E 059.00
(NAME)	(NAME)	
837 Spence Enclave Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($149,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **John Elsworth Shaw, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kristin D. Farver**, hereinafter called the Grantee, her 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 further known as Unit No. 59 of Spence Enclave Townhomes, Phase 2, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration and Covenants, Conditions and Restrictions establishing Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument No. 20061115-0141672; as amended and supplemented in Instrument No. 20061117-0142842; Instrument No. 20061213-0153595; Instrument No. 20080222-0017508; Instrument No. Instrument No. 20080423-0041404; Instrument No. 20080507-0047102; Instrument No. 20100427-0031915; as corrected in Instrument No. 20100428-032407; and as further amended in Instrument No. 20121116-0105801, Register's Office for Davidson County, Tennessee; including without limitation, those By-Laws appended thereto; and together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of Spence Enclave Townhomes, Phase 2, shown as Exhibit to the aforementioned Declaration for a more complete identification and placement of said Unit.

Being the same property conveyed to John Elsworth Shaw, single person by Warranty Deed from R.J. York Homes, LLC, a Tennessee Limited Liability Company, dated January 6, 2010 and recorded January 20, 2010 as Instrument No. 20100120-0004906, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 837 Spence Enclave Lane, Nashville, TN 37210

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, has 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 our hands this 19th day of June, 2015.

John Elsworth Shaw by Chris Cantrell Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Chris Cantrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John Elsworth Shaw, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20150623-0059801 Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Chris Cantrell, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 19th day of June, 2015.

Notary Public

My Commission Expires: 3-25-18

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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