This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $169,000.00

Affiant

Subscribed and sworn before me this the 18th day of September, 2015.

Notary Public
My commission expires: 2/24/18

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dorothy Spence 141 Nashboro Greens, Unit 21 a/k/a 346 Longhunter Court, Nashville, TN 37217 Nashville, TN 37217	New Owner	135-11-0C-021.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ERIC W. O'REILLY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DOROTHY SPENCE, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 21 on the Plan of Horizontal Property Regime Private Elements Plat, Phase One, Nashboro Village - Tract 18, of record in Plat Book 11700, Page 48, amending Plat Book 9700, Page 968, 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 W. O'Reilly by Warranty deed from Mary Sue Worley and Muriel Wayne Messick of record in Instrument No. 20040507-0052311 Register's Office for Davidson County, Tennessee, dated May 05, 2004 and recorded on May 07, 2004.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 141 Nashboro Greens, Unit 21, Nashville, TN 37217, a/k/a 346 Longhunter Court, Nashville, TN 37217

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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:T20150080561 DEEDWARR
Recvd: 09/22/15 10:52 2 pgs
Fees:13.00 Taxes:625.30
20150922-0096179

Witness my hand this the 18th day of September, 2015.

Eric W. O'Reilly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eric W. O'Reilly, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of September, 2015.

My commission expires: 9/10/18

Notary Public

