BILL GARRETT, Davidson County
Trans:T20150093515 DEEDWARR
Recvd: 11/03/15 10:12 2 pgs
Fees:13.00 Taxes:1493.32
20151103-0111768

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1551

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR
VALUE, WHICHEVER IS GREATER,
FOR THIS TRANSFER IS $403,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th DAY OF October 2015

Notary Public
Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sara Danielle Spence 536A Moore Ave. Nashville, TN 37203	NEW OWNER Same as owner	105-07-0R-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jackson Valley Land Partners, LLC, a Tennessee limited liability company.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sara Danielle Spence

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 Unit B of Moore Avenue Commons, a Townhouse Planned Unit Development, as set out in Declaration of Covenants, Conditions and Restrictions of record as Instrument Number 20141017-0096095, Register's Office for said County, and shown on plan set out as Exhibit "B" to said Declaration.

BEING PART OF the same property conveyed to Jackson Valley Land Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Martha Salazar, unmarried, dated 10/10/14 and recorded 10/14/14 in Instrument Number 20141014-0094722; and part of the same property previously conveyed to Martha Salazar by Warranty Deed from Ralph A. Edwards, a/k/a Rusty Edwards, and wife, Velma E. Edwards, dated 4/20/01 and recorded 2/5/02 in Instrument Number 20020205-0015840, Register's Office for Davidson County, Tennessee.

Power of Attorney for Martha Salazar of record in Instrument Number 20141014-0094721, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 536A Moore Ave., Nashville, TN 37203.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of October, 2015.

Jackson Valley Land Partners

By: _____
Douglas Schenkel

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Douglas Schenkel with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Sole Member of Jackson Valley Land Partners, LLC, the within named bargainor, a limited liability company, and that he/she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as Sole Member.

Witness my hand and official seal at office this 30 day of OCT, 2015.

_____
Notary Public

Commission Expiration:

