BILL GARRETT, Davidson County
Trans:T20150100705 DEEDWARR
Recvd: 11/30/15 08:24 2 pgs
Fees:13.00 Taxes:876.90

20151130-0120022

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$237,000.00

Affiant

SABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25 DAY OF November, 2015.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya Colbert 709 Keeton Court Old Hickory, TN 37138	new Owner	043-04-0-A-7.00CO

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, we,

Richard D. Spencer, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Tonya Colbert, an unmarried woman

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 all of Lot No. 7, on the Final Plat of Cluster Lot Subdivision, River Landing, Section I, Phase I, formerly known as Windstar Estates, Section I, Phase I, as shown by Plat appearing of record in Instrument Number 20060728-0091763, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Richard D. Spencer by Substitute Trustee's Deed from Trey Cain, Substitute Trustee dated June 17, 2008 of record in Instrument Number 20080626-0066114, Register's Office for Davidson County, Tennessee.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20060918-0115492, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20060502-0050264, amended in Instrument Number 20060620-0073693, amended in Instrument Number 20060815-0100349, and amended in Instrument Number 20150520-0046604, Register's Office for Davidson County, Tennessee.
4) Property is subject to a Sewer Easement to the Old Hickory Utility District, of record in Book 8274, Pages 619 and 624, said Register's Office.
5) Property is subject to an Easement for Sewer and Storm Drainage to the Metropolitan Government, of record in Book 9411, Pages 730,739, and 743, said Register's Office.
6) Property is subject to an Easement for Sewer and Storm Drainage to the Metropolitan Government, of record in Book 9872, Page 651, said Register's Office.
7) Property is subject to a Boundary Line Easement of record in Book 7732, Page 213, said Register's Office.
8) Property is subject to a Utility Easement of record in Book 4859, Page 951, said Register's Office.
9) Property is subject to a Flowage Easement of record in Book 2240, Page 375, said Register's Office.
10) Property is subject to a Storm Water Detention Agreement of record in Instrument Number 200307100096041, said Register's Office.
11) Property is subject to the HOA Charter of record in Instrument Number 201506110055225, said Register's Office.
12) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **709 Keeton Court, Old Hickory, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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, 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 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 my hand(s) this 25th day of November, 2015.

Richard D. Spencer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard D. Spencer, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

Return to:

Limestone Title and Escrow, LLC
248B Jackson Meadows Drive
Hermitage, TN 37076