Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of December, 2015.

D. Gwyn
Notary Public

Commission Expiration: 5/8/18

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Ellen Black 753 Spence Enclave Lane Nashville, TN 37210	SAME AS NEW OWNER.	-094160E08200

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, WE, Christopher A. Cagle and Aleah J. Cagle, husband and wife, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ellen Black, unmarried 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:

Property known as 753 Spence Enclave Lane Nashville, TN 37210, County of Davidson

Land in Davidson County, Tennessee, being Unit 82 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, as shown on Exhibit A-2 to the declaration of covenants, conditions and restrictions establishing the Spence Enclave Townhomes of record as Instrument No. 20061115-0141672 as amended by Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404 and Instrument No. 20080507-0047102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Christopher A. Cagle and Aleah J. Cagle, husband and wife, by deed from Cole R. Elmer, married dated 9/16/2013, recorded 9/19/2013 filed of record in Instrument No. 20130919-0098639, said Register's Office.

[redacted]

Tax Map and Parcel ID is as follows 094160E08200

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.

This is improved property known as 753 Spence Enclave Lane, Nashville, TN 37210

BILL GARRETT, Davidson County
Trans: T20150102447 DEEDWARR
Recvd: 12/03/15 14:42 2 pgs
Fees: 13.00 Taxes: 684.50
20151203-0122036

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 unemcumbered, 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 this . 12/1/15

Christopher A. Cagle

Aleah J. Cagle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

12/1/15

On this , before me personally appeared Christopher A. Cagle and Aleah J. Cagle, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this .

D. Gwyn
Notary Public

Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY