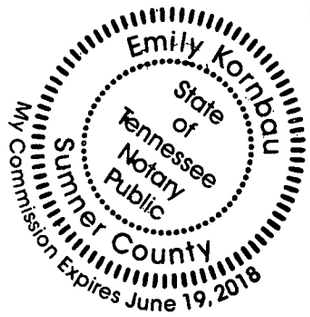
BILL GARRETT, Davidson County
Trans:T20150105481 DEEDWARR
Recvd: 12/14/15 14:53 2 pgs
Fees:13.00 Taxes:650.83
20151214-0125642

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,900.00.

Affiant



SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 2015.

Notary Public
MY COMMISSION EXPIRES: 06-19-2018
File No. 15-3491D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Aretina Perez, a single woman (NAME)	New owner (NAME)	02202003900
308 Jayme Mika Court (STREET ADDRESS)	(STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **George W. Spence and Andrea S. Spence, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aretina Perez, a single 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 Lot No. 38 on the plan of CHASE POINTE, SECTION 3, as shown by plat of record in Book 9700, Page 625, (erroneously stated page 825 in the previous deed) in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to George W. Spence and wife Andrea S. Spence from Kevin R. Maggard and Anna K. Maggard, by General Warranty Deed dated October 10, 2006, as Instrument No. 20061013-0127339, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 9948, page 904, Book 10604, page 147, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, page 625, Register's Office for Davidson County, Tennessee.

3. Right of Way Easement as recorded in Book 4603, page 770, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 308 Jayme Mika Court, Joelton, TN 37080.

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. Whenever 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/our hand(s) this 9th day of December, 2015.

George W. Spence — December 09, 2015
George W. Spence — Date

Andrea S. Spence — December 09, 2015
Andrea S. Spence — Date

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George W. Spence and Andrea S. Spence, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of December, 2015.

My Commission Expires: 8/1/2018

Notary Public

TRUDY MILLIKEN — STATE OF TENNESSEE NOTARY PUBLIC — SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066