WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046257 DEEDWARR
Recvd: 06/01/16 16:00 2 pgs
Fees:13.00 Taxes:577.20

20160601-0055273

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Flasco Spencer	Same address	
(NAME)	(NAME)	
212 Ryburn Drive	as new owner	053-02-0-091.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Adrienne Barbee Russell and Dana Barbee Hannah**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Flasco Spencer and ~~Jaxxxxx~~ *Tikeshia Spencer, Husband and Wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit: *Tikeshia JS

Land in Davidson County, Tennessee, being all of Lot No. 6, on the Plan of Fairway View Section I Part II as of record in Book 4675, Page 55, Register;s office for Davidson County, Tennessee.

Said Lot 6 being a corner lot fronts 100 feet on the Northwesterly side of Ryburn Court; 92.74 feet on the Northeasterly side of Ryburn Drive and 39.27 feet along the curving corner at said intersection and runs back between converging lines 131.7 feet on the Northeasterly side and 130.8 feet on the Northwesterly side, to a point at the rear.

Being the same property conveyed to Richard M. Pope and wife, Laverne P. Pope by Transfer dated 05/27/1977 from Harry B. Taylor and wife, Irene J. Taylor of record in Book 5152, Page 350, Register's Office for Davidson County, Tennessee. The said Richard Maurice Pope died testate on 10/19/2009 devising subject property to Adrienne Barbee Russell and Dana Barbee Hannah as evidenced by the Last Will and Testament of record in Instrument Number 20160429-0042035, Register's Office of Davidson County, Tennessee.

All matters as set forth per Book 4675, Page 55, said Register's Office.
This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 212 Ryburn Drive, 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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 13th day of May, 2016.

Adrienne Barbee Russell, Heir at law

Dana Barbee Hannah, Heir at law

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adrienne Barbee Russell and Sana Barbee Hannah, the heirs at law for the estate of Richard Maurice Pope, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the forgoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Record and Return To:
Limestone Title & Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127