#11031

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20160062344 DEEDWARR
Recvd: 07/20/16 10:20 2 pgs
Fees:13.00 Taxes:1451.88
20160720-0074660

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Kathleen Elizabeth Tygard and
Derrick Davis
633 River Rouge Drive
Nashville, TN 37209

MORTGAGEE
Farmington Mortgage
2002 Richard Jones Road, Ste. 300A
Nashville TN 37215

SEND TAX BILLS
MORTGAGEE

MAP-PARCEL:
MAP 090-11-0
PARCEL 011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Liza S. Spencer, a married woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kathleen Elizabeth Tygard and Derrick Davis, both unmarried, as Joint Tenants with Right of Survivorship** 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. 634 on the plan of Charlotte Park, Section Nine, as of record in Plat Book 2900, Page 77, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Liza S. Spencer by deed from The Secretary of Housing and Urban Development of Washington, D.C. dated October 7, 2011, filed of record in Instrument No. 20111010-0078517, Register's Office for Davidson County, Tennessee.
The spouse of the Grantor did not join in, as is was not his primary residence.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Right of Way Easements of record in Book 2140, Page 408, and Book 2593, Page 566; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2900, Page 77, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **633 River Rouge Drive Nashville, TN 37209.**

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 our hands this 14th day of July, 2016.

Liza S. Spencer

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Liza S. Spencer, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 2016.

NOTARY PUBLIC

TINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $392,400.00.

AFFIANT

Subscribed and sworn to before me this 14th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: _____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018