BILL GARRETT, Davidson County
Trans:T20160064209 DEEDWARR
Recvd: 07/26/16 13:01 3 pgs
Fees:18.00 Taxes:710.40
20160726-0076845

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0962

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of July, 2016

Notary Public
Commission Expires: 10/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cary W. Crawford 5168 Preserve Boulevard Antioch, TN 37013	NEW OWNER	175-06-0A-148.00 CO

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, I/WE,

Jeremy K. Spencer and Juliana K. Spencer

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cary W. Crawford, a single man

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. 104 on the plan of Final Plat, Phase I, Section II, The Preserve at Old Hickory "Cluster Lot Subdivision", a Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20061031-0135248, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Jeremy K. Spencer and wife, Juliana K. Spencer, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated 6/22/11 and recorded 6/29/11 in Instrument No. 20110629-0049525, in the Register's Office of Davidson County, Tennessee.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5168 Preserve Boulevard, Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of July, 2016.

Jeremy K Spencer by Juliana K Spencer, attorney in fact
Jeremy K. Spencer

Juliana K Spencer
Juliana K. Spencer

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeremy K. Spencer and Juliana K. Spencer** 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 at Brentwood, Tennessee this 6th day of July, 2016.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Juliana K. Spencer,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Jeremy K. Spencer** and acknowledged that he executed the same as the free act and deed of the said **Jeremy K. Spencer,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20160726-0076844, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 6th day of July, 2016.

NOTARY PUBLIC

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/20