(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brent Lathrop and Dana L. Ferrari-Lathrop	new owner	186 04 0A 121.00
(NAME)	(NAME)	
8205 Middlewick Lane		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Eighty-Two Thousand And No/100 Dollars ($382,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Loray D. Spencer f/k/a Loray D. Davis, joined by her husband Harvey Spencer, Jr.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brent Lathrop and Dana L. Ferrari-Lathrop, husband and wife**, 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. 440 on the Final Plat of Burkitt Place, Phase 2B, as of record in Instrument No. 20070222-0021966, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Loray D. Davis, a married woman by Warranty Deed from Celebration Homes, LLC, a Limited Liability Company dated December 22, 2011 and recorded December 28, 2011 as Instrument No. 201112280101462, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Loray D. Spencer and Loray D. Davis referenced in this instrument are one and the same.

File Number: FRN-164012SSO

BILL GARRETT, Davidson County
Trans:T20160065673 DEEDWARR
Recvd: 08/01/16 09:25 2 pgs
Fees:13.00 Taxes:1413.40
20160801-0078759

unimproved ☐

This is improved ☒ property, known as 8205 Middlewick Lane, Nolensville, TN 37135

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, has 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 28th day of July, 2016.

Loray D. Spencer
f/k/a Loray D. Davis

Harvey Spencer, Jr.

STATE OF South Carolina

COUNTY OF York

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Harvey Spencer, Jr. and Loray D. Spencer f/k/a Loray D. Davis the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2016.

Notary Public

My Commission Expires: My Commission Expires March 13, 2025

SEAL

JENNIFER GROVES NOTARY PUBLIC SOUTH CAROLINA

File Number: FRN-164012SSO