WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160068722 DEEDWARR
Recvd: 08/09/16 09:27 2 pgs
Fees: 13.00 Taxes: 555.00
20160809-0082612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of August 2016.

Notary Public

MY COMMISSION EXPIRES: 6/30/18

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY EXP. 06-30-2018 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Whitney J. Marshall	SAME	151 09 0B 002.00
(NAME)	(NAME)	
5008 Smith Springs Pkwy.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty Thousand And No/100 Dollars ($150,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David K. Spencer and Mistye Spencer, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Whitney J. Marshall,** 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. 2 on the Plat of Phase 1-A, Revision One, Lakeside Cove at Percy Priest, of record in Instrument No. 200412020143540, a revision of Instrument No. 200410200126312, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Spencer, Jr. and wife, Amanda Spencer, husband and wife by Deed from Centex Homes, a Nevada General Partnership dated March 4, 2008 and recorded March 5, 2008 as Instrument No. 200803050022311, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to David K. Spencer and Mistye Spencer husband and wife by Warranty Deed from Robert Spencer, Jr. and wife, Amanda Spencer dated April 30, 2013 and recorded May 7, 2013 as Instrument No. 201305070045999, in said Register's Office for Davidson County, Tennessee. *Attorney's Affidavit dated May 25, 2016 and recorded May 26, 2016 as Instrument No. 201605260053096, in said Register's Office for Davidson County, Tennessee.*

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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.

unimproved ☐

This is improved ☒ property, known as 5008 Smith Springs Pkwy., 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 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 5th day of August, 2016.

David K. Spencer

Mistye Spencer

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named David K. Spencer and Mistye Spencer, husband and wife, the 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 29th of July, 2016.

Notary Public

My Commission Expires: 10.20.19

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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