WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165320

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165320

BILL GARRETT, Davidson County
Trans:T20160081259 DEEDWARR
Recvd: 09/16/16 09:34 2 pgs
Fees:13.00 Taxes:1202.50
20160916-0097414

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2016.

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James E Spence Marla K Spence 8413 Highway 70 Nashville, TN 37221	Movement Mortgage, LLC PO Box 890964 Charlotte, NC 28289-5964	127-0-00-112.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($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, We, **Bradley N. Spence and Kaylor Spence, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James E Spence and Marla K Spence, 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 the 9th Civil District of Davidson County, Tennessee, being Tract No. 4 on the unrecorded plat of the John Cunningham property according to a survey made by Southern Land Surveying Co., Inc., made August 19, 1970, as follows:

Beginning at an iron pin in the Southern margin of U.S. Highway 70, said point being 1011.63 feet from the intersection of the Southern right of way of U. S. Route 70 and the centerline of Newsom Station Road; thence with the line between Tracts 3 and 4, South 4 deg. 04' 00" East 225.00 feet to an iron pin; thence South 29 deg. 04' 50" West 577.72 feet to a pin in the Northerly margin of Newsom Station Road; thence along said margin, South 65 deg. 11' 17" West 78.00 feet to a concrete monument; thence along a curve to the left (radius equals 597.96 feet) 199.76 feet to a concrete monument; thence leaving said Northerly margin of Cunningham's Easterly line, North 43 deg. 57' 08" West 20.00 feet to an iron pin; thence with a line between Tracts 5 and 4, North 30 deg. 36' 21" East 721.45 feet to an iron pin; thence North 4 deg. 04' 01" West 225.00 feet to an iron pin in the Southerly margin of U.S. Highway 70; thence along said Southerly margin in an Easterly direction North 85 deg. 55' 09" East 155.00 feet to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed by Warranty Deed from Roger L. Clark and wife, Judith D. Clark to Bradley N. Spence and Kaylor Spence, husband and wife, as recorded on the 2nd day of January, 2015 in Instrument No. 20150102-0000369 and Warranty Deed from James L. Pickney and Lura M. Pickney, Husband and Wife to Roger L. Clark and wife, Judith D. Clark, as recorded on the 6th day of June, 2003 in Instrument No. 20030606-0078628, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 8413 Highway 70, Nashville, TN 37221

This conveyance is made subject to 1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 2016.

Bradley N. Spence

Kaylor Spence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Bradley N. Spence and Kaylor Spence, husband and wife**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15TH day of September, 2016.

Notary Public
My Commission expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019