LISA K R WAGNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF RUTHERFORD** The actual consideration or value, whichever is greater, for this transfer is $117,000.00. Affiant Subscribed and sworn to before me, this 29th day of December, 2016. Notary Public My commission expires: Sept. 20, 2020

BILL GARRETT, Davidson County
Trans:T20170005686 DEEDWARR
Recvd: 01/20/17 09:40 2 pgs
Fees:13.00 Taxes:432.90
20170120-0006399

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jennifer Bowerize	Platinum Financial Funding, LLC	**163-11-0C-047.00-CO**
821 Beazer Lane	1913 Gunbarrel Rd, Ste 111	
Antoich, TN 37013	Chattanooga, TN 37421	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Lois M. Spence, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jennifer L. Bowerize, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 47 on the Plan of Revised of Bell Forge Village III, Section Five, of record in Plat Book 6900, Page 632, as amended in Book 7524, Page 552 and Book 7844, Page 735, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lois M. Spence by Warranty deed from John Pleas and wife, Katherine Pleas of record in Instrument No. 20010904-0095527 Register's Office for Davidson County, Tennessee, dated August 31, 2001 and recorded on September 04, 2001.

This is improved property known as **821 Beazer Lane, Antoich, TN 37013**.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: Subject to all matters shown on the Plan of record in Plat Book 6900, Page 632, as revised in Book 7524, page 552 and in Book 7844, Page 735, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7461, Page 530, as amended in Book 7464, page 967; Book 7508, page 659; Book 7224, Page 209 and Instrument No. 20010627-0068130, By-Laws of Bell Forge Village III Homeowner's Association of record in Book 7483, page 989, as amended in Book 8154, page 962, and Instrument Number 20050810-0094532, QuitClaim Deed for common areas to Bell Forge Village III Homeowner's Association of record in Book 7461, page 565 and Book 7552, page 83, as re-recorded in Book 7552, page 697, Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel, Subject to rights of others in and to the common areas and/or elements, all in the Register's Office for Davidson County Tennessee. And/or Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of December, 2016.

Lois M. Spence by Jerry Spence

Lois M. Spence
Jerry Spence, My Attorney In Fact Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jarry Spence, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above. And who further acknowledged that he is the Attorney In Fact for Lois M. Spence and that he is authorized by Lois M. Spence to execute this instrument on her behalf.

Witness my hand and official seal this 29th day of December, 2016.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SP 11/2015