WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/20/17 09:44 2 pgs
Fees:13.00 Taxes:395.90
20170120-0006406

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$107,000.00.**

Affiant

Subscribed and sworn to before me this 17 day of January, 2017

Notary Public
My Commission expires: 3-28-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nashville Homes LLC	SAME	119-13-0-207.00
1113 Arrowhead Drive		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jerry D. Spencer, and wife, Michele Spencer**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nashville Homes, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 87 in the property known as College Heights, a plan of which is of record in Book 332, Page 19, Register's Office for said County.

Said Lot No. 87 fronts 50 feet on the North side of Radnor Street, and runs back between parallel lines, 169 feet to an alley.

Being the same property conveyed to Jerry D. Spencer and wife, Michele Spencer from William O. Patton, Jrl, and wife, Eva Ruth Patton by Warranty Deed on January 5, 1988, of record in Book 7443, Page 566, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $1,175.96 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 119-13-0-207.00, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 19, Register's Office for Davidson County, Tennessee.

This is improved property known as: **510 Radnor Street, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 17, 2017.

Michele Spencer
Michele Spencer

Jerry Spencer
Jerry D. Spencer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jerry D. Spencer and wife, Michele Spencer** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 17, 2017

My commission expires 5-24-17

Julie Coone
Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.