WARRANTY DEED

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

AAT- 168215

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Teresa Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kathryn Ione Spurgeon	Broker Solutions Inc. dba North American Funding	163-11-0B-094.00-CO
(NAME)	(NAME)	
316 Ash Forge Drive	P.O. Box 650076	Davidson County DEEDWARR Recvd: 01/26/17 10:51 2 pgs Fees:13.00 Taxes:499.50 20170126-0008527
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75265-0076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Amy M. Wire, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kathryn Ione Spurgeon, an unmarried woman**, hereinafter called the GRANTEE(S), 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. 94, on the plan of 2nd Revision, Section Four, Bell Forge Village, of record in Plat Book 6250, Page 201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Amy M. Wire, an unmarried woman, by Warranty Deed from James C. Huckaba and wife, Jennifer Jo Huckaba, dated 08/15/2000, recorded 08/16/2000, of record in Instrument No. 20000816-0081130, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 6250, Page 201, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 7224, Page 209, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 6040, Page 538, Amendment to Declaration of record in Book 6651, Page 207, First Amendment of record in Instrument No. 20061229-0160925, Amendment of By-Laws of record in Book 6306, Page 644, Annexation to Properties of record in Book 6350, Page 858, Bylaws of record in Book 6040, Page 576, Easement Agreement of record in Book 7224, Page 246, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 5984, Page 415, in the Register's Office for Davidson County,

Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 316 Ash Forge Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my hand this 23rd day of January, 2017.

Amy M. Wire

State of Tennessee
County of Williamson

Personally appeared before me Amy M. Wire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of January, 2017.

Notary Public
My Commission Expires: 8/21/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

True Copy Certification

I Shelly M. Smith, do hereby make oath that I am the custodian the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law

Shelly M Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary publi for this County and State, Shelly M Smith, who acknowledges th this certification of an electronic document is true and correct an whose signature I have witnessed.

Rebecca Kroger Commission Expires 9-22-20