BILL GARRETT, Davidson County
Trans:T20170027263 DEEDWARR
Recvd: 03/31/17 11:04 2 pgs
Fees:13.00 Taxes:532.43
20170331-0031525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,900.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 30TH DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 08-20-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Delores Lynch, a married person	Delores Lynch (NAME)	
4811 Byrd Ln. (ADDRESS)	4811 Byrd Ln. (ADDRESS)	042-11-0B-017.00-CO
College Grove, TN 37046 (CITY) (STATE) (ZIP)	College Grove, TN 37046 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Janet L. Spencer, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Delores Lynch, a married person, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 210, HERITAGE VILLAGE CONDOMINIUMS TRACT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 110, AND IN MASTER DEED OF RECORD IN BOOK 4758, PAGES 179-202, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARION F. SPENCER, JR., AND JANET L. SPENCER BY DEED FROM NANCY E. SHUMATE, UNMARRIED, OF RECORD BY INSTRUMENT NO. 20050627-0073176, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FUTHER CONVEYED TO JANET L. SPENCER BY QUITCLAIM DEED FROM MARION F. SPENCER, JR. OF RECORD IN INSTRUMENT NO. 20131024-0110948 REGISTER'S OFFICE FOR DAVIDSON COUNTY,

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 210 Mayflower Lane, South , Madison, TN 37115
(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 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. 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/our hand(s) this 30th day of March, 2017.

WARRANTY DEED
(Continued)

Janet L. Spencer

STATE OF Tennessee

COUNTY OF Davidson

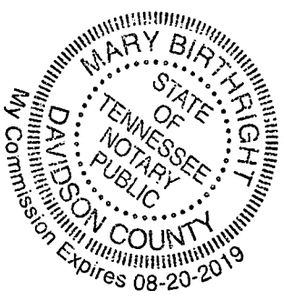
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet L. Spencer, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2017.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072