BILL GARRETT, Davidson County
Trans:T20170031834 DEEDWARR
Recvd: 04/17/17 12:36 2 pgs
Fees:13.00 Taxes:595.70
20170417-0036929

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of April, 2017

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Hannah N. Spissinger	First Community Mortgage, L.L.C.	Parcel ID:
1203 Alandee St.	804 Green Valley Rd., Ste 103	052130B08400CO
Nashville, TN 37214	Greensboro, NC 27408	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Nicole Wheeler, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Hannah N. Spissinger , a single woman

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 Davidson County, Tennessee, being Unit 127 on the Condominium Site Plan, Phase II-C, Section 3, on the Plan of River Glen, of record in Book 9700, Page 18 and 19, described in the Declaration of Covenants, Conditions, and Restrictions of record in Book 6762, Page 208 and Instrument 20020425-0051349; and as established by the Master Deed of record in Book 7566, Page 571; amended in Book 10630, Page 495; amended in Instrument 20040915-0111299; and Resolution in Instrument 20040915-0111301, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicole Wheeler, an unmarried woman, by deed from Allison Guidry, unmarried, of record in Instrument 20090702-0061830, dated June 30, 2009, Register's Office for said County.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 6762, Page 208; Book 7566, Page 571 amended in Book 10630, Page 495; Book 10630, Page 498; Instrument 20040915-0111299 and Resolution of record in Instrument 20040915-0111301 and Book 7566, Page 606, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 18 and 19, said Register's Office; (3) Transmission Line Easement to Metropolitan Government of record in Book 3961, Page 681, Register's Office for said County; (4) Agreed Final Order of record in Book 11201, Page 708 and Book 11030, Page 731, Register's Office for said County; (5) PUD Boundary of record in Plat Book 6900, Page 650 and 651, Register's Office for said County; (6) Flowage Easement to USA of record in Book 2200, Page 119, Register's Office for said County; (7) Easement to Cross Properties of record in Book 7296, Page 484, Register's Office for said County; (8) Water and Sewer Easement of record in Book 7061, Page 172 and 196; and Book 9253, Page 164 and 168, Register's Office for said County; (9) Storm Water Detention Agreement of record in Instrument 20010816-0088874, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1203 Alandee St., Nashville, TN 37214

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 hand this 13th day of April, 2017.

Nicole Wheeler

Nicole Wheeler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicole Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of April, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.