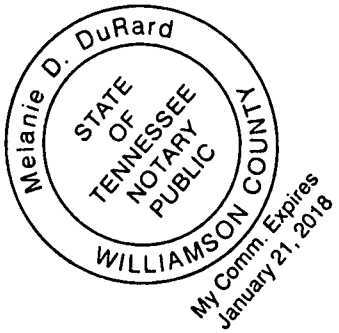
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carly Spielvogel	FirstBank	094-16-0-E-032.00CO
(NAME)	(NAME)	
740 Spence Enclave Lane	318 Seaboard Lane, Suite 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170033116 DEEDWARR
Recvd: 04/19/17 15:29 2 pgs
Fees:13.00 Taxes:723.35

20170419-0038536

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **David W. Patrick, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carly Spielvogel, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 Number 32 as shown on Exhibit A-2 of the Declaration and Covenants, Conditions and Restrictions Establishing The Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument Number 20061115-0141672 and as amended in Instrument Number 20061117-0142842 and as amended in Instrument Number 20061213-0153595, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to David W. Patrick, unmarried, by Warranty Deed from R. J. York Homes, LLC, a Tennessee limited liability company, dated October 30, 2007, of record in Instrument No. 20071102-0129197, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the Plan of record in Instrument Number 20061115-0141672 and as amended in Instrument Number 20061117-0142842 and as amended in Instrument Number 20061213-0153595; Restrictions of record in Instrument No. 20061115-0141672, Instrument No. 20061117-0142842. Instrument No. 20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102, Instrument No. 20100427-0031915 and Instrument No. 20121116-0105801; By-Laws of the Spence Enclave Townhomes of record in Instrument No. 20061115-0141672; Charter of Spence Enclave Townhomes of record in Instrument No. 20061115-0141672; Easement to Tennessee Electric Power Company of record in Book 437, page 45 and Book 437, page 54; Easement to TVA/ USA of record in Book 1814, page 597; Book 1814, page 594 and Book 2026, page 616; Easement to State of Tennessee of record in Book 2704, page 419; Easement for sanitary sewer and/ or storm drainage of record in Book 5666, page 656, and exceptions to easement of record in Instrument No. 20060210-0016424 and

Instrument No. 20060210-0016418; Slope easement of record in Book 5015, page 699 and Book 5451, page 769; Drainage easement of record in Book 5451, page 769; Easement for water main of record in Book 722, page 271; Lease to Lamar Corporation of record in Book 7672, page 112; Stormwater Detention Agreement of record in Instrument No. 20051219-0151715; Landscape easement of record in Instrument No. 20090107-0001684; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 740 Spence Enclave Lane, Nashville, TN 37210
(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 hand this 14th day of April, 2017.

David W. Patrick

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared David W. Patrick, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 14th day of April, 2017.

Notary Public
My Commission Expires: _____

File No.: 25091

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019