WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170034749 DEEDWARR
Recvd: 04/25/17 12:05 2 pgs
Fees:13.00 Taxes:991.60
20170425-0040483

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF APRIL, 2017,

Notary Public

MY COMMISSION EXPIRES: 05/30/2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: SunWest Mtg	MAP-PARCEL NO(S).
Marion Spencer and Victoria Spencer	~~NEW OWNER~~ ZKW	098 13 0A 041.00
(NAME)	(NAME)	
420 Annapolis Cir.	18000 Studebaker Rd, ste 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Cerritos, California 90703	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Eight Thousand And No/100 Dollars ($268,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Roger A. Byrd and Mary K. Byrd (Formerly known as Mary K. Sundberg)**, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Marion Spencer and Victoria L. Spencer, husband and wife**, 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:

Being Lot Number 41 on the Plan of Phase Two, Section Four, New Hope Point, a Planned Unit Development, of record in Plat Book 9700, page 874, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roger A. Byrd and Mary K. Sundberg, as joint tenants with the right of survivorship, not as tenants in common by Warranty Deed from Continental Development and Construction, Inc. dated July 13, 2001 and recorded July 16, 2001 as Instrument No. 20010716-0075367, in said Register's Office for Davidson County, Tennessee.

Mary K Sundberg is now known as Mary K. Byrd, and is married to Roger A. Byrd.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 420 Annapolis Cir., Hermitage, TN 37076

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, has 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 our hands this the 21st day of April, 2017

Roger A. Byrd

Mary K. Byrd

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

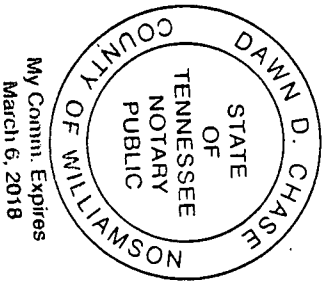
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Roger A. Byrd and Mary K. Sundberg, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of April, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)



File Number: FRN-171477SSO