This instrument prepared by:
THOMAS N. JONES
Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #23630.2017

Davidson County DEEDWARR
Recvd: 05/02/17 15:56 4 pgs
Fees:23.00 Taxes:1110.00
20170502-0043276

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Georgia Gayle Spoonamore 5200 Almadale Circle Brentwood, TN 37027	Same	171 04 C 020.00 CO

WARRANTY DEED

For and in 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, **Susan L. Schaefer, an unmarried woman**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Georgia Gayle Spoonamore, an unmarried woman,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being Lot No. 20 as set forth in the Master Deed and By-Laws for Barrington Place, a Horizontal Property Regime with Private Elements of record in Instrument Number 20050911-0110701 and corrected in 20050404-0036360, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan L. Schaefer, an unmarried woman, by Deed dated January 7, 2015 from Malcolm Carnes Hill, William F. Hill and Rebecca Hill Caskey, Heirs at Law of Malcolm Carnes Hill and being of record in Instrument Number 20150108-0002098, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. PUD boundary plat of Mayfair in Instrument Number 20050404-0036360, said

Register's Office.

5. Master Deed and By-Laws for Barrington Place of record in Instrument Number 20050914-0110701, corrected and re-recorded in Instrument Number 20051025-0128696, amended in Instrument Number 20170227-0019505 and By-laws amended in Instrument Number 20170227-0019506, said Register's Office.
6. Easement conveyed to Bellsouth Telecommunications of record in Instrument Number 20051109-0135895, said Register's Office.
7. Sanitary sewer easements of record in Book 7026, Page 756, Book 7121, Page 197 and Book 7883, Page 323, said Register's Office.

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, her heirs and assigns, forever;

AND I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 1002 Grove Court, Brentwood, TN 37027

Executed on this 28th day of April, 2017.

Susan L. Schaefer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Susan L. Schaefer, 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 this 28th day of April, 2017.

LEIGH ANNE SAILOR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 8-11-18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

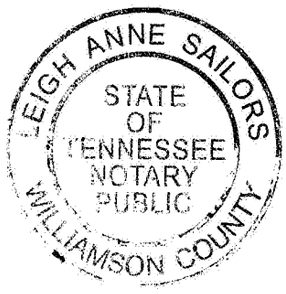
The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 28th day of April, 2017.

Notary Public

My Commission Expires: 8-11-18



I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

