Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1160

BILL GARRETT, Davidson County
Trans:T20170041177 DEEDWARR
Recvd: 05/15/17 13:35 2 pgs
Fees:13.00 Taxes:2290.30
20170515-0047992

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Ross D. Edwards, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William A. Spencer and Ann M. Spencer, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being a certain building site identified as Lot No. 140 on the Plan of Abbottsford of record in Plat Book 6250, pages 419 through 421, amended in Book 6638, page 371; Book 6749, page 189; Book 6771, page 683 and Surveyor's Certificate of Correction in Book 6800, page 164, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ross D. Edwards by deed from Eileen Brueger aka Eileen Ellison, dated December 2, 2009, of record in Instrument No. 20091203-0110627 and by deed of correction in Instrument No. 20101001-0078132, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 140 Abbottsford, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 11th day of May, 2017.

Ross D. Edwards

State of Tennessee)
County of Davidson)

On this 11th day of May, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ross D. Edwards, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 619,000.00.

Affiant

Sworn and subscribed before me on this the 11th day of May, 2017.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
William A. Spencer 140 Abbottsford Nashville, TN 37215	NEW OWNER	117-13-0B-001.00