This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17313

Davidson County DEEDWARR
Recvd: 08/02/17 12:37 3 pgs
Fees:18.00 Taxes:777.00
20170802-0078664

Send Tax Bills To:
Same as below

New Owner is:
Daniel F. McNamara
734 Spence Enclave Lane
Nasville, TN 37210

MAP: 094-16-0E

PARCEL: 030.CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Angela M. Schatz, an unmarried woman** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Daniel F. McNamara, an unmarried man, and Monica L. Davis, an unmarried woman, as tenants in common,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **734 Spence Enclave Lane, Nashville, TN 37210**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 30, on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument Number 20061115-0141672; as amended in Instrument Numbers 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915, and Instrument Number 20121116-0105801, Register's Office for Davidson County, Tennessee, and as further shown on Exhibit "A-3" of the Fifth Amendment to said Declaration in Instrument Number 20080507-0047102, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Angela M. Schatz, an unmarried woman, by Warranty Deed from R.J. York Homes, LLC, a Tennessee Limited Liability Company, dated 8/20/07 and recorded 8/20/07 in Instrument No. 20070820-0099673, in the Register's Office of Davidson County, Tennessee.

AL
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of July, 2017.

GRANTOR(S):

Angela M. Schatz

ANGELA M. SCHATZ

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Angela M. Schatz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of July, 2017.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$209,999.00**.

Angela M. Schatz

AFFIANT

SWORN TO and subscribed before me this 28th day of July, 2017.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires: _____

Certification of Authority

I, Kim Hollingshead, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 2/27/21

[Notary Seal]

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the County Register. Electronic documents registered by County Registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).