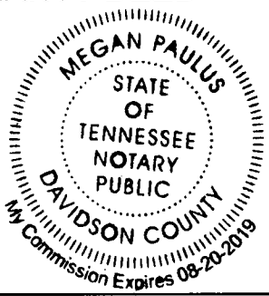
WARRANTY DEED



P-BR-17-3429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ayla M Kress	**New Owner**	
(NAME) **3429 Love Cir**	BILL GARRETT, Davidson County Trans:T20170068435 DEEDWARR Recvd: 08/08/17 11:39 2 pgs Fees:13.00 Taxes:2812.00 20170808-0081102	**104-06-0-114.00**
(ADDRESS) **Nashville, TN 37212-3221**		
(CITY) (STATE) (ZIP)	(CI	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH T. SPENCER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AYLA M KRESS, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 91 and the Easterly 50 feet of Lot No. 92 on the Plan of Bransford Realty Co.'s West End Heights Subdivision, of record in Book 332, Pages 124 and 125, Register's Office for said County.

Said Lot and portion thereof adjoin and together front 110 feet on the Northerly margin of Love Circle and extends back between parallel lines a distance of 150 feet to an alley in the rear.

Being the same property conveyed to Elizabeth T. Spencer, unmarried by Warranty deed from Barbara J. Browning, married of record in Instrument No. 20100310-0018407 Register's Office for Davidson County, Tennessee, dated March 08, 2010 and recorded on March 10, 2010.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 332, Pages 124-125;
- Easement for Sewer Purposes of record in Book 1118, Page 690;
- Restrictions of record in Instrument No. 20100310-0018407, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3429 Love Cir, Nashville, Tennessee 37212-3221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 4th DAY OF AUGUST, 2017.

Elizabeth T. Spencer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH T. SPENCER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212