Davidson County DEEDWARR
Recvd: 08/10/17 14:41 3 pgs
Fees:18.00 Taxes:788.10
20170810-0082134

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Sumner
The actual consideration or value, whichever is greater, for this transfer is 213,000.00

Affiant

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Subscribed and sworn to before me, this 10th **day of August, 2017.**

Notary Public
My commission expires: 3.30.21

04-1707-56539

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Denisse De Leon 100 Sunshine Court Antioch TN 37103	Denisse De Leon 100 Sunshine Court Antioch TN 37103	176-05-0-058.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeremy S. Spencer, unmarried and, Michelle R. Spencer, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Denisse De Leon and David Galvan Marquez**, hereinafter called the Grantees, their successors and assigns, a 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. 20, on the Plan of Hickory Woods, Section B, of record in Book 6900, Page 512, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy S. Spencer and wife, Michelle R. Spencer by deed from Capital Homes, L.P., dated August 19, 2011, recorded August 24, 2011, of record in Instrument No. 20110824-0065338, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 100 Sunshine Court, Antioch, TN 37103.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 9th day of August, 2017.

Jeremy S. Spencer

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jeremy S. Spencer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 9th day of August, 2017.

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
State of Tennessee at Large

My Commission expires: 12/20/20

WITNESS my hand this 8th day of August, 2017.

Michelle R. Spencer

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michelle R. Spencer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 8th day of August, 2017.

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
State of Tennessee at Large

My Commission expires: 12/20/20

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY