Prepared by:
Record and Return to:
Chapman & Rosenthal Title, LLC
2002 Richard Jones Rd., Ste. [illegible]
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Pointe Drive, Suite A
Clarksville, TN 37040
17-0395C

BILL GARRETT, Davidson County
Trans:T20170071737 DEEDWARR
Recvd: 08/18/17 09:08 2 pgs
Fees:13.00 Taxes:1550.30
20170818-0084858

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,000.00

Affiant

JODI STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of August, 2017

Notary Public
Commission Expires: 10/14/2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matt VanHoven 1041 Nunnery Lane Nashville, TN 37221	~~Farmington Mortgage~~ New Owner	141-05-0A-002.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Rebecca P. Spence

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah Van Hoven and Mathew Van Hoven, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 2 on the Plan of Avondale Park, Phase 1, Section 1A, of record in Instrument Number 20080226-0018937, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Rebecca P. Spence, married woman, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 12/31/14 and recorded 1/6/15, in Instrument Number 20150106-0001360, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Rebecca P. Spence by Quitclaim Deed from Benjamin Spence, dated 08/15/2017 and recorded 08/18/2017, in Instrument Number 20170818-0084857, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1041 Nunnery Lane, Nashville, TN 37221.

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of August, 2017.

Rebecca P. Spence

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rebecca P. Spence** 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 at Clarksville, Tennessee this 16th day of August, 2017.

Notary Public
My Commission Expires: 2/18/2020

JESSICA M. WARREN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY
(Notary Seal)