Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: P-BR-17-2109

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $258,500.00

Affiant

Subscribed and sworn to before me, this 30th day of August, 2017.

Notary Public
My commission expires: 7/6/20

DONNA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Layne Robinson 2109 Fernwood Drive Nashville, TN 37216	new owner	072-12-0-145.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey Stamper, Jr. and Amber Spencer, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Layne Robinson, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 179, on the Plan of Dalewood, Section 3, of record in Book 1835, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Amber Spencer, unmarried, by Warranty Deed from Kolleen B. Hudgins, Melanie Kay Hudgins, and Kim Hudgins Brewer dated May 27, 2004 of record as Instrument No. 20040604-0066170, Register's Office for Davidson County, Tennessee. Said property was conveyed to Jeffrey Stamper, Jr. and Amber Spencer, husband and wife, by Quitclaim Deed from Amber Spencer, a married woman, dated January 15, 2007 of record as Instrument No. 20070122-0008294, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **2109 Fernwood Drive, Nashville, TN 37216.**

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20170076764 DEEDWARR
Recvd: 09/01/17 10:01 2 pgs
Fees:13.00 Taxes:956.45
20170901-0090004

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 the 30th day of August, 2017.

Jeffrey Stamper, Jr.

Amber Spencer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey Stamper, Jr. and Amber Spencer,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 30th day of August, 2017.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017085435