BILL GARRETT, Davidson County
Trans:T20170078192 DEEDWARR
Recvd: 09/07/17 08:23 3 pgs
Fees:18.00 Taxes:906.50
20170907-0091799

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Teresa Spencer Vaden
Affiant

Subscribed and sworn to before me, this 18 day of August, 2017.

Valerie Rosenbalm
Notary Public

My commission expires: 6-17-19

VALERIE S. ROSENBALM STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

This instrument was prepared by:
William F. Long, Jr., Atty.
5214 Maryland Way, Suite 402
Brentwood, TN 37027

Address of New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Teresa Spencer Vaden and Husband, Timothy Roy Vaden 2031 Union Hill Road Goodlettsville, TN 37072	New Owners	Map 16 – Par 68

LIMITED WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GEORGE RANDALL SPENCER, TRUSTEE OF THE SHELBY H. SPENCER REVOCABLE LIVING TRUST, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto, TERESA SPENCER VADEN and husband, TIMOTHY ROY VADEN, hereinafter called the Grantees, their heirs, successors and assigns, his entire right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

A piece of land in the 10th Civil District of Davidson County, Tennessee, beginning at a point in the center of The Union Hill road at the south end of a line fence with an iron stake marker in the southerly margin of said Road, a corner to Arthur Binkley et al and H.D. Wheeler and the northeast corner of this land, thence with the line of said Wheeler South 1° 45' west, 602 feet to an iron pin, a corner in the line of said Wheeler; thence with the line of said Wheeler north 85° 00' west, 887.5 feet to a

point in the center of aforesaid Road, said point being 11.5 feet east of said Wheeler's and Binkley et al's corner, a corner to Binkley et al in the line of [s]aid Wheeler; thence with the center of said Road and the line of said Binkley at al as follows; north 66° 25' east 75' feet; north 59° 20' east 900 feet; north 61° 40' east 72 feet to the beginning, containing 6.07 aces more or less and being the south easterly portion of the real Estate conveyed by Rowens Hailey, County Clerk to Arthur Binkley by deed of record in the Register's Office for Davidson County, Tennessee, in Deed Book 523, page 538. The said Arthur Binkley conveyed an undivided one-half interest in said real estate to Mrs. Lillian Spencer by a deed of record in said Register's Office in Deed Book 2884, page 255. Being a part of the property listed as tract 2 in a deed of record in book 2884, page 255 wherein James Arthur Binkley, unmarried, conveyed to Mrs. Lillian Spencer a life interest in said property, RODC.

Source of Grantor's interest is a Warranty Deed recorded in Book 4006, pages 377-378 register's Office of Davidson County, Tennessee.

BEING the same property conveyed by SHELBY H. SPENCER to THE SHELBY H. SPENCER REVOCABLE LIVING TRUST by Limited Warranty Deed of record as Instrument #20030128-0011391, Register's Office for Davidson County, Tennessee; the said Shelby H. Spencer having died on May 12, 2016, her son, George Randall Spencer, Grantor herein, succeeding her as Trustee.

The legal description stated above has been taken from the prior deed conveying this property to Grantor, and the preparer of this instrument assumes no liability as to the accuracy thereof.

THIS is improved property known as: 2031 Union Hill Road, Goodlettsville, Tennessee 37072.

Taxes for the current year have been settled between the parties, and this conveyance is made subject to the following matters: all applicable building zoning and planning ordinances, easements and restrictions, and all health department rules and regulations that may affect the premises; any lien or right to a lien for labor, services or materials imposed by law.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to ownership of minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantees agree that the property conveyed hereby, including improvement located thereon, is conveyed by Grantor and accepted by Grantees in an "as is," "where is," and "with all faults" condition.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their successors and assigns, in fee simple forever; and Grantor does covenant to warrant and forever defend the title to said land against the lawful claims of all persons claiming by, or through, Grantor, but not further or otherwise.

WITNESS my hand this 18th day of August, 2017.

George R. Spencer, Trustee

George Randall Spencer, Trustee of The
Shelby H. Spencer Revocable Living Trust

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared George Randall Spencer, Trustee of The Shelby H. Spencer Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (herself) to be the within named bargainor, and that (s)he as such executed the foregoing instrument for the purposed therein contained.

Witness my hand, at office in Brentwood, Tennessee, this 18 day of August, 2017.

Valerie Rosenbalm

Notary Public

My Commission Expires: 6-1-19

VALERIE S. ROSENBALM
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY