Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1373

Bill Garrett Davidson County
Batch# 3882 DEEDWARR
09/22/2017 02:44:27 PM 2 pgs
Fees: $13.00 Taxes: $684.50
20170922-0097600

SUSAN HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of September, 2017

Notary Public
Commission Expires: 4/19/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kimberly Spence 130 Nashboro Greens Nashville, TN 37217	new owner	135-11-0C-026.00-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,
Anna Lea Dozier, now known as, Anna Lea Cothron, married and Catherine Dozier, unmarried
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Kimberly Spence and Chandler Spence, 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 Unit No. 26, as shown on the map entitled Horizontal Property Regime Private Element Plat, Phase One, Nashboro Village-Tract 18, of record in Plat Book 9700, Page 968, as amended of record in Plat Book 11700, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anna Lea Dozier, unmarried and Catherine Dozier, unmarried by Warranty deed from Sandra M. Lynn, unmarried and Alyssa A. Harkness, unmarried of record in Instrument No. 20060227-0022547 Register's Office for Davidson County, Tennessee, dated February 22, 2006 and recorded on February 27, 2006. Anna Lea Dozier has since married and is now known as Anna Lea Cothron. Subject property was not a marital residence of Anna Lea Cothron, and as such is not subject to any homestead, dower or other marital interest as contemplated by TN law.

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: 130 Nashboro Greens, Nashville, TN 37217.

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 18th day of September, 2017.

Anna Lea Cothron

Anna Lea Cothron

Catherine Dozier

Catherine Dozier

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Anna Lea Cothron and Catherine Dozier** 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 Brentwood, Tennessee this 18th day of September, 2017.

Notary Public
My Commission Expires: 9-7-20

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Notary Seal)