Bill Garrett Davidson County
Batch# 5983 DEEDWARR
09/29/2017 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,385.65
20170929-0099866

WARRANTY DEED

HEATHER LEE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires May 15, 2021

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2017.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 5-15-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

17003114

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Semper Tek, Inc.	Semper Tek, Inc.	
(NAME) 848 Nandino Blvd., Suite O	(NAME) 848 Nandino Blvd., Suite O	104 02 1A 101.00
(ADDRESS) Lexington, KY 40511	(ADDRESS) Lexington, KY 40511	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Brady Ryan Spann, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Semper Tek, Inc.** 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:

Being all of Unit No. 101 on the plan of Park West Court, A Condominium Development as established under Master Deed of record in Instrument Number 20050714-0081900, amended in Instrument Number 20061030-0134372, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description.

Being all of the same property conveyed to Brady Ryan Spann, a single person by Warranty Deed dated May 30, 2012 from Kate Coppola Leiva and William Christopher Leiva, wife and husband, of record in Instrument Number 20120601-0047765, Register's Office for Davidson County, Tennessee.

Upon oath Brady Ryan Spann warrants, covenants and certifies that the afore described real property is not his homestead as defined by Statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **3127 Long Boulevard #101, Nashville, Tennessee 37203**

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 do 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 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 our hands this 29th day of September, 2017.

Brady Ryan Spann

STATE OF FLORIDA
COUNTY OF Miami Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brady Ryan Spann the bargainor (s), 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 office this 27th day of September, 2017.

Commission expires: 12/19/18

Notary Public

ANA SUAREZ
Notary Public - State of Florida
My Comm. Expires Dec 19, 2018
Commission # FF 174934
Bonded through National Notary Assn.

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167

True Copy Certification

I, Nikki McKinney, 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.

NMcKinney
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Lee
Notary's Signature

My Commission Expires: 5-15-21
Notary' Seal (if on paper)

