Bill Garrett Davidson County
Batch# 8771 DEEDWARR
10/05/2017 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $851.74
20171005-0102241

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF September, 2017.

Notary Public
MY COMMISSION EXPIRES: 3-27-18
File No. G17-9680D

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Christopher R. Marshall (NAME) | Southern Bank ~~NEW OWNER~~ (NAME) | 94-16-E-41 CO |
| 758 Spence Enclave Lane (STREET ADDRESS) | 1499 N. Mt. Juliet Rd. (STREET ADDRESS) | |
| Nashville, TN 37210 (CITY) (STATE) (ZIP) | Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Rebecca K. Grider n/k/a Rebecca K. Bowen, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Riley Marshall,** an unmarried man 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 41 on the plan of SPENCE ENCLAVE TOWNHOMES, A PLANNED UNIT DEVELOPMENT, as shown by on Exhibit A-2 to the Declaration of Covenants, conditions and restrictions establishing the Spence Enclave Townhomes of record in Instrument No. 20061115-0141672 as amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-001404, Instrument No. 20080507-0047102, Instrument No. 20100427-0031915, Instrument No. 2010428-0032407 and Instrument No. 20121116-0105801, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Rebecca K. Grider, an unmarried woman from Jerry Hughes Enterprises, Inc., by Deed dated December 23, 2013, as Instrument No. 20131227-0130215, in the Register's Office for Davidson County, Tennessee.

The said Rebecca K. Grider having since married and is now known as Rebecca K. Bowen, **Rebecca Grider & Rebecca Bowen.**
The subject property was not the marital residence of the grantor nor the grantor's spouse.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Stormwater Detention Agreement as recorded in Instrument No. 20051219-0151715, Register's Office for Davidson County, Tennessee.
2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Spence Enclave Townhomes, a Planned Unit Development and recorded in in Instrument No. 20061115-0141672

as amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-001404, Instrument No. 20080507-0047102, Instrument No. 20100427-0031915, Instrument No. 2010428-0032407 and Instrument No. 20121116-0105801, Register's Office for Davidson County, Tennessee.

3. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
4. Easement for electric power line granted to Tennessee Electric Power Company as recorded in Book 437, page 45, Register's Office for Davidson County, Tennessee.
5. Easement for electric power transmission lines granted to the United States of American from Jennie Brent Peek as recorded in Book 1814, page 597, Register's Office for Davidson County, Tennessee.
4. Easement for water main as recorded in Book 722, page 271, Register's Office for Davidson County, Tennessee.
5. Slope Easement as recorded in Book 5015, page 699, Register's Office for Davidson County, Tennessee.
6. Easement for electric power transmission lines granted to the United States of American from Jennie Brent Peek as recorded in Book 1814, page 594, Register's Office for Davidson County, Tennessee.
7. Easement for right of way of Lebanon Pike granted to the State of Tennessee as recorded in Book 2704, page 419, Register's Office for Davidson County, Tennessee.
8. Easement for electric power line granted to Tennessee Electric Power Company as recorded in Book 437, page 54, Register's Office for Davidson County, Tennessee.
9. Sign lease between Lamar Corporation (as Lessee) and Jennie Peek (as Lessor) as recorded in Book 7672, page 112, Register's Office for Davidson County, Tennessee.
10. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage as recorded in Book 5666, page 656, Register's Office for Davidson County, Tennessee.
11. Slope Easement as recorded in Book 5451, page 769, Register's Office for Davidson County, Tennessee.
12. Drainage Easement as recorded in Book 5451, page 769, Register's Office for Davidson County, Tennessee.
13. Easement for electric power transmission lines granted to the United States of American from Jennie Brent Peek and Thomas Peek as recorded in Book 2026, page 617, Register's Office for Davidson County, Tennessee

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 758 Spence Enclave Lane, Nashville, TN 37210.

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. Whenever 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/our hand(s) this 29th day of September, 2017.

REBECCA K. GRIDER n/k/a REBECCA K. BOWEN

By: Rebecca Grider Bowen by Leah Shane Pruitt, AIF
Leah Shane Pruitt, Attorney-In-Fact

September 29, 2017
Date

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Leah Shane Pruitt, Attorney-In-Fact for Rebecca K. Grider n/k/a Rebecca K. Bowen, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of September, 2017.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY 8-21-18

*PREPARED BY AND RETURN TO:*
**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

## True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

**Jessica Sparnell**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 3-27-18
Notary's Seal (if on paper)

