Record and return to:
Faith Title & Escrow, Inc.
2236 New Hope Rd
Hendersonville, TN 37075

WARRANTY DEED

JODI JACKSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Ann Marie Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of October, 2017.

Jodi Jackson
Notary Public

MY COMMISSION EXPIRES: 7-26-21
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 13171 DEEDWARR
10/13/2017 11:11:37 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20171013-0105163

THIS INSTRUMENT WAS PREPARED BY
Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Janet M. Brylowski		034 07 0A 132.00
(NAME)	(NAME) NEW OWNER	
155 Harbor Village Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifteen Thousand And No/100 Dollars ($215,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jamie Spivey, formerly known as Jamie Lynn Ridley, and David Spivey, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Janet M. Brylowski, a single woman**, 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:

Unit 110, Phase IV on the plan of Harbor Village, of Townhomes Property line exhibit revision I, a horizontal property regime, as established under Declaration of Covenants, Conditions and Restrictions of record in Instrument 20030611-0080857, as amended in Instrument No. 20030723-0102986 and Instrument No. 20050120-0007505, and as shown on plat of recorded as Exhibit "C" of Declaration of Covenants, Conditions and Restrictions, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jamie Lynn Ridley, an unmarried woman by Warranty Deed from Michelle Sterban (F/K/A Michelle Branch) and husband, Doug Sterban dated July 21, 2014 and recorded July 25, 2014 as Instrument No. 20140725-0066110, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jamie Lynn Ridley, unmarried and David Spivey, unmarried by Quitclaim Deed from Jamie Lynn Ridley, unmarried dated July 21, 2014 and recorded July 25, 2014 as Instrument No. 20140725-0066112, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 155 Harbor Village Drive, Madison, TN 37115

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, has 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 11 day of Oct, 2017

Jamie Spivey

David Spivey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jamie Spivey and David Spivey, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of October, 2017.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

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