WARRANTY DEED

Bill Garrett Davidson County
Batch# 18891 DEEDWARR
10/27/2017 10:07:39 AM 2 pgs
Fees: $13.00 Taxes: $1,280.20

20171027-0110298

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00

Kelley Lyn Davison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KIMBERLY M GRISSOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alaina Stacey , et ux	Same as New Owners	083-03-3-A-002.00 CO
(NAME)	(NAME)	
2121 Greenwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville , TN 37206		
(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, **Duke & Duke, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alaina Stacey, Single and Christ Stacey and Cynthia Stacey, jointly with the rights of survivorship,** 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 B as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 1200 Riverside Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160121-0006121, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the property conveyed to Bryan D. Spicer, married, by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, dated January 14, 2014, of record in Instrument No. 20140130-0008284, Register's Office for Davidson County, Tennessee. AND Being a portion of the property conveyed to Duke & Duke, LLC, a Tennessee limited liability company, by Quitclaim Deed from Bryan D. Spicer, married, dated January 6, 2016, of record in Instrument No. 20160107-0001549, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 161, page 153 and Instrument No. 20160121-0006121; Restrictions of record in Instrument No. 20111004-0076956; Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20160121-0006121; Easement for temporary construction of record in Book 6493, page 31; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2121 Greenwood Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 26th day of October, 2017.

DUKE & DUKE, LLC

By: Bryan D. Spicer
Its: Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Duke & Duke, LLC and that he as such Chief Manager, executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and official at Franklin, Tennessee, seal this 26th day of October, 2017.

Notary Public
My Commission Expires: _____

File No.: 26317

