Prepared By:
Timios, Inc.

2301 W. Plano Pkwy., Suite 215

Plano, TX 75075

Phone: (877) 251-0255

After Recording Return To:
BRYAN PRYCE-JONES
4656 FANNING DR
ANTIOCH, TN 37013-2729

OWNER/
Send Tax Bills To:
BRYAN PRYCE-JONES
4656 FANNING DR
ANTIOCH, TN 37013-2729

Bill Garrett Davidson County
Batch# 19512 DEEDWARR
10/30/2017 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $436.60
20171030-0111230

WARRANTY DEED

PARCEL NUMBER: 144.00

THIS INDENTURE, made this 28 day of July, 2017, by and between KENNETH W. SPENCE, UNMARRIED, party or parties of the first part, hereinafter collectively referred to as GRANTOR, and BRYAN PRYCE-JONES, A SINGLE PERSON, as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of One Hundred And Eighteen Thousand Dollars ($118,000.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING ALL OF LOT NO. 133, SECTION SIX, HAZELWOOD, AS SHOWN BY PLAT AND SURVEY OF RECORD IN PLAT BOOK 3842, PAGE 103, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BPARCEL NO.: 148 12 0 144.00

BEING THE SAME PROPERTY CONVEYED TO KENNETH W. SPENCE FROM MATT MASKOVYAK IN DEED RECORDED 12/3/2009, AS INSTRUMENT NO. 20091203-0110728 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

KENNETH W. SPENCE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Kenneth W. Spence, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 28 day of July, 2017.

My Commission Expires: 09/07/2020 Ella K Butler
Notary Public

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $118,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 28 day of July, 2017.

My Commission Expires: 09/07/2020 Ella K Butler
Notary Public

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, Jennifer Wall, 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.

Signature

State of California

County of Los Angeles

Personally appeared before me, Kristen A. Martinez, a notary public for this county and state, Jennifer Wall 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: _____

Notary' Seal (if on paper)

KRISTEN A. MARTINEZ
Notary Public – California
Los Angeles County
Commission # 2199504
My Comm. Expires May 29, 2021