WARRANTY DEED

Bill Garrett Davidson County
Batch# 30575 DEEDWARR
11/28/2017 11:37:16 AM 2 pgs
Fees: $13.00 Taxes: $595.70

20171128-0121228

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

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
Andrea McClain	New Owner	149-15-0-B-025.00 CO
(NAME)	(NAME)	
1515 Bridgecrest Drive, Unit 104	847 Glen Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Nashville TN 37204	
(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, **Darice J. Spackman and Kurtis Spackman, wife & husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrea McClain, unmarried,** 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 No. 104 on the Final Plat of Cambridge Forest Townhomes, of record in Instrument No. 20040224-0020966, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Darice J. Spackman and Kurtis Spackman, wife and husband, by Warranty Deed from The Craig Company, a Tennessee corporation, dated May 13, 2005, of record in Instrument No. 20050524-0058637, 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 3, page 26; Book 6900, pages 561 and 562, Instrument No. 20020213-0018958, Instrument No. 20040224-0020966 and Instrument No. 20020710-0083055; Restrictions of record in Instrument No. 20030806-0112013, Instrument No. 20160412-0034960, Instrument No. 20160412-0034961, Instrument No. 20160412-0034962, Instrument No. 20160412-0034963, Instrument No. 20160412-0034964, Instrument No. 20160502-0042419, Instrument No. 20160502-0042420, Instrument No. 20160502-0042421 and Instrument No. 20160502-0042422; Easement for Comcast of Nashville I, LLC, of record in Instrument No. 20121114-0104688; Easement for American Telephone and Telegraph of record in Book 1207, page 528; Easement for right of way of record in Book 1147, page 148; Easement for sanitary sewers and/ or storm drainage of record in Book 6881, page 320 and Book 7453, page 445; Easement for sewer of record in Book 8795, page 158; Stormwater Detention Agreement of record in Book 7362, page 962; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

0284

This is improved ☑ property, known as 1515 Bridgecrest Drive, Unit 104, Nashville, TN 37013
(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 our hands this 21st day of November, 2017.

Darice J. Spackman

Kurtis Spackman

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Darice J. Spackman and Kurtis Spackman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 21st day of November, 2017.

Notary Public
My Commission Expires: _____

File No.: 26603

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019