WARRANTY DEED

Bill Garrett Davidson County
Batch# 32766 DEEDWARR
12/04/2017 02:35:04 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20171204-0123467

G-VRES-17-0718

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 8-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brittany Snowden	**F&M Bank**	
(NAME) **718 Spence Enclave Lane**	(NAME) **50 Franklin St.**	**94-16-E-22.00CO**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) **Clarksville, TN 37040**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHRYN A. TONG, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTANY SNOWDEN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 22 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument No. 20061115-0141672, amended in Instrument Nos. 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-004104, 20080507-0047102, 20100427-0031915 and 20121116-015801. Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kathryn A. Tong, a single woman, by Warranty Deed from R. J. York Homes, LLC, a Tennessee limited liability company, recorded April 2, 2008 in Instrument No. 20080402-0033269, Register's Office for Davidson County, Tennessee.

Kathryn A. Tong having since married. Jordan Holland joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20061115-0141672, amended in Instrument Nos. 20061117-0142842, 2061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-004710, 20100427-0031915 and 20121116-010581.
- Landscape Easement of record in Instrument No. 20090107-0001684, Register's Office for Davidson County, Tennessee.
- County Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **718 Spence Enclave Lane, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 30th DAY OF NOVEMBER, 2017.

Kathryn A. Tong

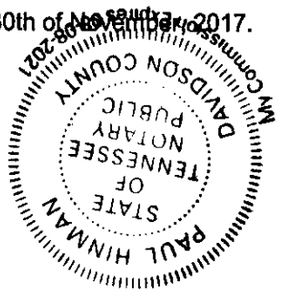
Jordan Holland by Kathryn A. Tong, Attorney in Fact
Jordan Holland by Kathryn A. Tong,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN A. TONG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,KATHRYN A. TONG, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JORDAN HOLLAND and who acknowledged he/she/they executed the same as the free act and deed of the said JORDAN HOLLAND.

Witness my hand and official seal, this the 30th of November, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212