Bill Garrett Davidson County
Batch# 37997 DEEDWARR
12/18/2017 09:06:48 AM 2 pgs
Fees: $13.00 Taxes: $799.20
20171218-0128303

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $216,000.00. Affiant Subscribed and sworn to before me, this 13th day of December, 2017. Notary Public My commission expires: 3/6/18

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Margaret Kate Prince	new owner	094-16-0E-119.00-CO
905 Spence Enclave Court		
Nashville, TN 37210		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Samantha Boettger and Kevin Boettger, wife and husband

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Margaret Kate Prince, an unmarried woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Number 119, on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument No. 20061115-0141672, amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102, and Instrument No. 20100427-0031915 and by Scrivener' s Affidavit and Correction Instrument of record in Instrument No. 20100428-0032407, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Samantha Chester and Susan Chester, husband and wife by Warranty deed from William T. Flugan, Unmarried of record in Instrument No. 20140501-0036739 Register's Office for Davidson County, Tennessee, dated April 29, 2014 and recorded on May 01, 2014. Quit Claim Deed of record in instrument number 20171212-0126749, in

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 12R1965

Registers Office of Davidson County, The husband of Samantha Boettger joins in the execution of this instrument to convey any and all marital interest he may have in the property.

This is **improved** property known as **905 Spence Enclave Court, Nashville, TN 37210.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 13th day of December, 2017.

Samantha Boettger

Kevin Boettger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Samantha Boettger and Kevin Boettger, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13th day of December 2017.

Notary Public
My Commission Expires: 10/23/21



SolomonParks File No. 50170470