...mpany
...ue South, Suite 2...
...N 37064

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 40018 DEEDWARR
12/20/2017 03:25:13 PM 2 pgs
Fees: $13.00 Taxes: $721.50
20171220-0129755

ADDRESS NEW OWNER:
Kenneth Harris & Stephanie Price
3101 Milliken Drive
Joelton, TN 37080

SEND TAX BILL TO:

New Owner

...URN TO
...art Title Company
121 First Avenue S... Suite 200
Franklin, TN 37064
File # 01288-40917

MAP/PARCEL 015-14-0-057.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kenneth Martin Spencer and wife, Andrea Lorayne Spencer, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Kenneth Harris, a single man and Stephanie Price, a single woman, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2A on the Plan of Felts Subdivision of record in Plat Book 6050, Page 495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth Martin Spencer and Andrea Lorayne Spencer, husband and wife by Warranty deed from Ronnie R. Felts and Sandra A. Felts, husband and wife of record in Book 9316, page 388, Register's Office for Davidson County, Tennessee, dated April 15, 1994 and recorded on April 19, 1994.

This is improved property known as: **3101 Milliken Drive, Joelton, Tennessee 37080**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

Possession to be given 14th day of December, 2017.

WITNESS MY HAND on this the 14th day of December, 2017

Kenneth Martin Spencer

Andrea Lorayne Spencer

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kenneth Martin Spencer and Andrea Lorayne Spencer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 14th day of December, 2017.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY BEVERLY J. HEATHERLY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $195,000.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: May 22, 2019

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MICHELLE LEE PEPPER

File No: 170916