Bill Garrett Davidson County
Batch# 40528 DEEDWARR
12/21/2017 02:00:20 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20171221-0130167

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

ADDRESS NEW OWNER:
Jessica L. McKinney
912 Aladdin Drive
Nashville, TN 37217

SEND TAX BILL TO:
Ameris Bank
1800 Parkway Place
Marietta, Ga. 30067

MAP/PARCEL 107-14-0-071.00

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, **Betty Grizzle, Successor Trustee of the Spencer Trust, dated November, 6, 2015, called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Jessica L. McKinney, single woman, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 139 on the Map of Miro-Meadows Subdivision, of record in Book 1424, Page 94 and 95, or the Register's Office for said County.

Beginning at a point in the Easterly margin of Aladdin Drive, at the common corner of Lots 139 and 140; thence with the line between said lots. Easterly 143 feet to the common corner of said lots and of lots 160 and 161; thence Southerly with the line between Lots 139 and 161, 77.93 feet to the Northerly margin of Kent Place; thence with the margin or the same Westerly 123 feet to the beginning of a curve at the intersection of said Kent Place and Aladdin Drive; thence around said curve Northwesterly 31.42 feet to a point in the Easterly margin of Aladdin Drive; thence with the margin of the same, Northerly 57.93 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from Lillie Frances Spencer to The Spencer Trust, dated November 6, 2015, Lillie Frances Spencer, Trustor and/or Trustee as recorded on the 10th day of November, 2015 in Instrument No. 20151110-0114211 and Warranty Deed from Clarence Daubenspeck and wife, Mary Agnes Daubenspeck to Robert Lee Spencer and wife, Lillie Frances Spencer as recorded on the 6th day of June, 1955 in Deed Book 2435, Page 267, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **912 Aladdin Drive, Nashville, Tennessee 37217**

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 GRANTEE, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is 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,

GRANTOR, does further covenant and bind themselves, her 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. Possession to be given 15th day of December, 2017.

WITNESS MY HAND on this the 15th day of December, 2017

Betty Grizzle Trustee

Betty Grizzle, Trustee of the Spencer Trust

STATE OF TENNESSEE
COUNTY OF WILSON

On this 15th day of December, 2017, before me, personally appeared Betty Grizzle, as Trustee of the Spencer Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

In Witness whereof, I have hereunto set my hand and notarial seal.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $175,000.00.

AFFIANT

Subscribed and sworn to before me this the 12th day of December, 2017.

Jeri Shoulders

NOTARY PUBLIC

My Commission Expires: _____

JERI SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES SEPTEMBER 07, 2020

File No: 170910