Bill Garrett Davidson County
Batch# 71293 DEEDWARR
03/20/2018 11:14:31 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20180320-0026101

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

File No.: ALW-18-829

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANIEL V CIARAMETARO AND RENE CIARAMETARO	NEW OWNER	094-16-0E-063.00CO
(NAME)	(NAME)	
829 Spence Enclave Lane	9505 DELAMERE CREEK LANE	
(ADDRESS)	(ADDRESS)	
Nashville, TN	BRENTWOOD, TN 37027	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **NATHANIEL S. HORSEMAN AND MONICA HORSEMAN, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **DANIEL V CIARAMETARO AND RENE CIARAMETARO, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs 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. 63, PLAN OF SPENCE ENCLAVE TOWNHOMES, a Planned Unit Development, as shown on plat contained in the Declaration and Covenants, Conditions and Restrictions Establishing the Spence Enclave Townhomes, a Planned Unit Development recorded in Instrument 20061115-0141672, as amended in Instrument Nos. 20061213-0153595, 20080222-0017508, 20080423-0041404, and 20080507-0047102, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nathaniel S. Horseman, unmarried by Warranty Deed from R. J. York Homes, LLC, a Tennessee limited liability company, recorded on the 19th day of February, 2010 in Instrument No. 20100219-0012757, in the Register's Office of Davidson County, Tennessee.

MONICA HORSEMAN HEREBY JOINS IN THIS DEED TO CONVEY ANY AND ALL RIGHTS, TITLE, AND INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 829 Spence Enclave Lane, Nashville, TN
(House Number) (Street) (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 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 14th day of March, 2018.

Nathaniel S. Horseman

Monica Horseman BY NATHANIEL S. HORSEMAN, ATTORNEY-IN-FACT

Monica Horseman BY NATHANIEL S. HORSEMAN, 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, NATHANIEL S. HORSEMAN, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of March, 2018.

Notary Public
My Commission Expires: 5/5/20

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

STATE OF Tennessee
COUNTY OF Davidson

On this the 14TH day of March, 2018, before me personally appeared NATHANIEL S. HORSEMAN to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MONICA HORSEMAN and who acknowledged he/she/they executed the same as the free act and deed of the said MONICA HORSEMAN.

Witness my hand and official seal, this the 14TH day of March, 2018.

Notary Public
My Commission Expires: 5/5/20

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171