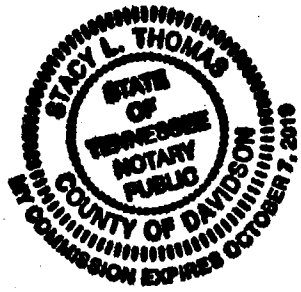
Bill Garrett Davidson County
Batch# 75183 DEEDWARR
04/02/2018 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20180402-0030005

#34125

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: October 7, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aimee E. Foriest Robert Foriest	Franklin Synergy Bank ATTN: Mort. Dept	082 03 0 360.00
(NAME)	(NAME)	
1025 Stainback Ave.	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **George Christian Spencer, III d/b/a WWS Management, a sole proprietorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Aimee E. Foriest and Robert Foriest, wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 64 on the Map of Sharpe and Horn's First Addition to Northeast Nashville, of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete description thereof.

BEING the same property conveyed to WWS Management, a sole proprietorship, by Warranty Deed from Veronica Stevenson, a married woman (joined by spouse, Robert Stevenson), dated July 19, 2017 and recorded July 21, 2017 in Instrument Number 20170721-0074136, as corrected by Scrivener's Affidavit dated and recorded March 6, 2018 in Instrument Number 20180306-0021178, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the 2018 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to the plan of record in Book 57, page 152, said Register's Office.

Subject to restrictions of record in Book 7772, page 179, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1025 Stainback Ave., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (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 GRANTEES 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 GRANTEES, 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 hands this 27th day of March, 2018.

George Christian Spencer III
d/b/a WWS Management, a sole proprietorship

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Christian Spencer, III d/b/a WWS Management, a sole proprietorship, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 27th day of March, 2018.

Notary Public
My Commission Expires: 6/18/19

File No.: 20181725

JENNIFER A HOFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

