Bill Garrett Davidson County
Batch# 76392 DEEDWARR
04/04/2018 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $717.80
20180404-0031788

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Terren J. Spencer
170 Antler Ridge Circle
Nashville, TN 37214

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP & PARCEL: 122-1-A-42500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **RICHARD M. EDWARDS, married,** has this day bargained and sold and do hereby transfer and convey unto, **COURTNEY L. CHRONOWSKI AND TERREN J. SPENCER, WIFE AND HUSBAND,** their heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 14 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 200207025-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplement of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement"), the First Supplement, Second Supplement and the original Declaration being collectively referred to as "Declaration", to which reference is hereby made.

Being the same property conveyed to Richard M. Edwards by Quitclaim Deed from Jackie M. Hill, unmarried, on April 17, 2008, and filed for record in Instrument No. 20080507-0047115, said Register's Office.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

Caroline V. Edwards, spouse, of Richard M. Edwards, joins in the execution of this Warranty Deed for the express purpose of conveying all of her right, title and interest, if any, marital or otherwise, to the said Grantees, their heirs and assigns.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2018 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

I further covenant with the said grantees, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2018 real property taxes, which taxes have been prorated between the parties herein and the grantor having paid his prorata share unto the grantees; the grantees assume and agree to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 3rd day of April, 2018.

Richard M. Edwards

Caroline V. Edwards
CAROLINE V. EDWARDS

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Richard M. Edwards, 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 (WARRANTY DEED) for the purposes therein contained.

and Caroline V. Edwards.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 3rd day of April, 2018.

Eileen Smith
NOTARY PUBLIC

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires: 7/23/18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $194,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James J. Spencer
AFFIANT

Sworn to and subscribed before me, this the 3rd day of April, 2018.

Eileen Smith
NOTARY PUBLIC

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My commission expires: 7/23/18

TRUE COPY CERTIFICATION

I, **EILEEN SMITH,** 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.

Eileen Smith
EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Tricia L. Dittmer, a notary public for this county and state, Eileen Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tricia L Dittmer
Notary's Signature

My Commission Expires: 2/21/22

Notary Seal:

