Bill Garrett Davidson County
Batch# 94684 DEEDWARR
05/21/2018 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $601.25
20180521-0048347

SolmonParks File No. 18-001140-528



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $162,500.00.

Affiant

Subscribed and sworn to before me, this 16th day of May, 2018.

Notary Public

My commission expires: 3-13-22

THIS INSTRUMENT PREPARED BY: AND RETURN TO.
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
311 12th Avenue South, Nashville, TN 37203

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sarah L. Owen and Danna B. Owen	NEW OWNER	**094-16-0-021.00**
312 Spence Circle		
Nashville, TN 37210		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Roger D. Pendergrast and wife, Sherrie A. Pendergrast

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sarah L. Owen and Danna B. Owen

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 20 on the Plan of Spence Circle of record in Plat Book 1424, page 62, 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 Roger D. Pendergrast and wife, Sherrie A. Pendergrast, by Warranty Deed from Evelyn Draper Wheeler of record in Book 5758, page 894, in the Register's Office for Davidson County, Tennessee.

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This is improved property known as 312 Spence Circle, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of Spence Circle of record in Plat Book 1424, page 62, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of May, 2018.

Roger D. Pendergrast

Roger D. Pendergrast

Sherrie A. Pendergrast

Sherrie A. Pendergrast

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Roger D. Pendergrast and Sherrie A. Pendergrast, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16th day of May, 2018.

Mitchell A Watts

Notary Public
My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 18-001140-528

SP 11/2015

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

