# WARRANTY DEED

Bill Garrett Davidson County
Batch# 98312 DEEDWARR
05/30/2018 02:47:21 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20180530-0051626

File No. RW0004123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

RWalters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2022

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| George Christian Spencer, III dba WWS Management, a sole proprietorship | New Owner | 105-11-0-226.00 |
| (NAME) | (NAME) | |
| 104 Riverchase | | |
| (ADDRESS) | (ADDRESS) | |
| Hendersonville, TN 37075 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Christopher Hurley and Heather Hurley, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Christian Spencer, III dba WWS Management, a sole proprietorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Being Part of Lots Nos. 50, 51, 52 and 53 and that part of the abandoned alley immediately East of said property on the Map of Aldrich Brothers and Meyers' Subdivision of part of Lot Number 9 of the Rains Plan, of record in Book 161, page 44, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by John B. Kohl, III, date January 18, 1996, as follows:**

**Beginning on the Easterly margin of Byrum Street at the Northwest corner of the property conveyed to William W. Irvin and wife, by deed from Marion Helen Crammer of record in Book 1055, page 140, said Register's Office; thence with the Easterly margin of said avenue, Northwardly 45 feet; thence Eastwardly and parallel with Irwin's Northerly line, 219 feet, more or less, to the Westerly line of the Cumberland park Property; thence with said line Southwardly 45 feet to Irwin's Northeast corner; thence with their Northerly line, Westwardly 215 feet, more or less, to the point of beginning.**

**Being the same property conveyed to Christopher Hurley, unmarried and Heather Fey, unmarried by Warranty deed from Clara F. Taft of record in Instrument No. 20060302-0024005 Register's Office for Davidson County, Tennessee, dated February 28, 2006 and recorded on March 02, 2006.**

**Being the same property conveyed to Christopher Hurley and Heather Hurley, husband and wife, as joint tenants with right of survivorship and not as tenants in common by Quitclaim deed from Christopher Hurley and Heather Hurley, formerly known as Heather Fey, husband and wife, who acquired title as unmarried individuals of record in Instrument No. 20080521-0052035 Register's Office for Davidson County, Tennessee, dated April 02, 2008 and recorded on May 21, 2008.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2154 Byrum Avenue, Nashville, TN 372035314

| (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 hand this 30th day of May, 2018.

**Christopher Hurley**

**Heather Hurley**

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher Hurley and Heather Hurley, the bargainor(s), with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of May, 2018.

Notary Public

My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206