Record & Return:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1938

Bill Garrett Davidson County
Batch# 99772 **DEEDWARR**
06/04/2018 11:00:49 AM 3 pgs
Fees: $18.00 Taxes: $573.50

20180604-0052910

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2018

Notary Public
My Commission Expires: 4-28-19

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jasmina Spencer Michael Spencer 503 Laurel Hill Drive Old Hickory, TN 37138	First Community Mortgage, Inc. PO Box 291205 Nashville, TN 37229	064-13-0B-074.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Anne Margaret Ray, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jasmina Spencer and Michael A. Spencer, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 503, together with the appurtenant common elements, of Laurel Hill Courtyard Homes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7466, page 438; as amended in Book 7717, page 82; and as restated in Book 8199, page 779, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site plan of Laurel Hill Courtyard Homes formerly the Villages at Southfork Phase I, as the same appears in Book 6900, page 573, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Laurel Hill Courtyard Homes provided in said Master Deed, together with the By-Laws appended thereto, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit..

Being the same property conveyed to Elisabeth Hanne Trevean, unmarried and Anne Margaret Ray, married, as tenants in common with right of survivorship by Warranty Deed from Walter H. Carter, Trustee of the 503 Laurel Hill Land Trust, dated April 6, 2017, recorded April 11, 2017, of record in Instrument No. 20170411-0035288, Register's Office for Davidson County, Tennessee. The said Elisabeth Hanne Trevean has since passed on December 27, 2017, leaving Anne Margaret Ray as the surviving tenant by the entirety.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This Instrument executed on behalf of Anne Margaret Ray ("Principal") by Kim Trevean Millman pursuant to the Power of Attorney of record in Instrument Number 20180604-0052909, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **503 Laurel Hill Drive, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

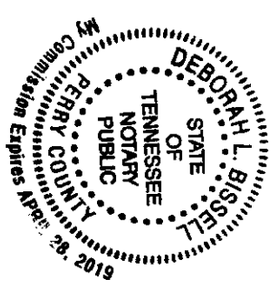
IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2018.

GRANTOR:
Anne Margaret Ray
by Kim Trevean Millman, as her Attorney-In-Fact
Anne Margaret Ray by Kim Trevean Millman, as her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kim Trevean Millman the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Anne Margaret Ray ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 31st day of May, 2018.



Notary Public
My Commission expires: 4-28-19

EXHIBIT "A"
TO Warranty Deed
From: Anne Margaret Ray
To: Jasmina Spencer and Michael Spencer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 31st day of May, 2018.

Notary Public
My Commission Expires: 4-28-19

