WARRANTY DEED

Bill Garrett Davidson County
Batch# 112594 DEEDWARR
07/05/2018 08:38:58 AM 2 pgs
Fees: $13.00 Taxes: $819.55

20180705-0064850

Y-BR-18-761

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sheryl Stewart Farrell	**New Owner**	
(NAME) **761 Spence Enclave**	(NAME)	**094-16-0E-079.00-CO**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRACY LEE ALLEN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHERYL STEWART FARRELL,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 79 on the Plan of Spence Enclave Townhomes, a Planned Unit Development as shown on Exhibit A-2 to the Declaration of Covenants, Conditions and Restrictions establishing the Spence Enclave Townhomes of record as Instrument Number 20061115-0141672 as amended by Instrument Numbers 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915 and in Instrument No. 20121116-0105801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Tracy Lee Allen, unmarried by Warranty deed from Laura Mike f/k/a Laura Anzaldi and Chris Mike, wife and husband of record in Instrument No. 20140325-0024202 Register's Office for Davidson County, Tennessee, dated March 20, 2014 and recorded on March 25, 2014.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20061115-0141672, as amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102, Instrument No. 20100427-0031915 its Scrivener's Affidavit and Correction Instrument recorded in Instrument No. 20100428-0032407, and Instrument No. 20121116-0105801, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20051219-0151715, in the Register's Office for Davidson County, Tennessee.
- Exception to Easement of record in Instrument Number 20060210-0016418 and Instrument No. 20060210-0016424, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement of record in Instrument Number 20080409-0035677, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water and Sanitary Sewer of record in Instrument Number 20091022-0097490, in the Register's Office for Davidson County, Tennessee.
- Easement for Electric Power Line granted to Tennessee Electric Power Company of record in Book 437, Page 45, Book 2026, page 616, and Book 437, page 54, in the Register's Office for Davidson County, Tennessee.
- Easement for electric power transmission lines granted to United States of America of record in Book 1814, Page 597, and Book 1814, page 594,, in the Register's Office for Davidson County, Tennessee.
- Easement for Water Mains of record in Book 722, Page 271, in the Register's Office for Davidson County, Tennessee.
- Slope Easement of record in Book 5015, Page 699 and Book 5451, Page 769, in the Register's Office for Davidson County, Tennessee.

- Easement for right-of-way of Lebanon Pike granted to State of Tennessee of record in Book 2704, Page 419, in the Register's Office for Davidson County, Tennessee.
- Sign lease between Lamar Corporation (as Lessee) and Jennie Peek (as Lessor) of record in Book 7672, Page 112, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5666, Page 656, in the Register's Office for Davidson County, Tennessee.
- Drainage Easement of record in Book 5451, Page 769, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **761 Spence Enclave, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 28th DAY OF JUNE, 2018.

Tracy Lee Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACY LEE ALLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212