Bill Garrett Davidson County
Batch# 114382 DEEDWARR
07/10/2018 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20180710-0066510

THIS INSTRUMENT PREPARED BY:	STATE OF TN COUNTY OF DAVIDSON
Bradley T. Bald, Esq. **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $220,000.00 TaNisha C. Smith Affiant Subscribed and sworn to before me, this 9 day of July, 2018. Ashlee D. Page Notary Public My Commission Expires: 9/10/18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
TaNisha C. Smith 812 Spence Enclave Lane Nashville, TN 37210	New Owner	Tax Parcel ID No. 094-16-0E-053.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AARON C. ELLIOTT, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TANISHA C. SMITH, AN UNMARRIED WOMAN,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Unit 53, Spence Enclave Townhomes, a planned unit development, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20061115- 0141672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102 and 20100427-0031915, Scrivener's Affidavit recorded at 20100428-0032407, amended at Instrument No. 20121116-0105801, in the Registers Office, Davidson County, to which reference is hereby made for a more particular description of said property.**
>
> **Being the same property conveyed to AARON C. ELLIOTT, UNMARRIED, by deed from TONY L. JOHNSON, MARRIED, of record in Instrument No. 20140904-0080848, dated August 29, 2014, said Register's Office.**

This is improved property commonly known as: **812 Spence Enclave Lane, Nashville, TN 37210**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 6th day of July 2018.

AARON C. ELLIOTT

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AARON C. ELLIOTT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of July, 2018.

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

Notary Public
My Commission Expires: 9/7/2020

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019