Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2099

Karen Y Johnson Davidson County
Batch# 154833 DEEDWARR
10/29/2018 02:26:17 PM 2 pgs
Fees: $13.00 Taxes: $325.60
20181029-0106968

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of October, 2018

Notary Public

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 5662 Clarksville Hwy Trust PO Box 160071 Nashville, TN 37216	SAME AS BUYER	02900021300

WARRANTY DEED

FOR AND IN 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/WE,

Douglas T. Spencer and wife, Judy D. Spencer

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emmy Hendrick, Trustee of The 5662 Clarksville Hwy Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the east margin of Clarksville Pike, the same being located 125 feet south of the southwest corner of the property conveyed to William L. Adrian by deed of record in Book 1518, page 539, RODC, Tenn; thence N. 21 deg. 04' W. along the east margin of said pike 77.75 feet to an iron pin at the beginning of a 25 foot radius; thence around said radius northeasterly 36.37 feet to an iron pin in the south margin of a proposed 50 foot road; thence North 62 deg. 26' E. with the south margin of a proposed road 295.15 feet to an iron pin; thence S. 27 deg. 34' E. 100.5 feet; thence S. 62 deg. 56' W. 330 feet to the point of beginning and containing 0.76 acres.

Being the same property conveyed to Douglas T. Spencer and wife, Judy D. Spencer by Warranty deed from Frances Magdalene Lesley and husband Otis W. Lesley of record in Book 6591, page 470, Register's Office for Davidson County, Tennessee, dated June 26, 1985 and recorded on June 26, 1985.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5662 Clarksville Highway, Joelton, TN 37080

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

Dated this the 23rd day of October, 2018.

Douglas T. Spencer

Douglas T. Spencer

Judy D. Spencer

Judy D. Spencer

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Douglas T. Spencer and Judy D. Spencer** 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.

Witness my hand and official seal at Hendersonville, Tennessee this 23rd day of October, 2018.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED