WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 156986 DEEDWARR
11/06/2018 10:04:32 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20181106-0109821

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5TH DAY OF _____, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TRACIE L. WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-10-2019

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cole Jenkins Spencer	SAME	
(NAME)	(NAME)	
711 Desmond Dr.		132-16-0-101.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, **BRIDGET JACKSON, MARRIED, KIM CRAIGHEAD, MARRIED, LACEY REYNOLDS, MARRIED, TIM BENSON, UNMARRIED AND DEBBY HARDING, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLE JENKINS SPENCER, UNMARRIED,** 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:

Being Lot No. 844 on the Plan of Caldwell Hall, Section XIII, as of record in Book 3300, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ruby Dell Benson by Warranty Deed from Shirley Farmer and wife, Miriam N. Farmer, recorded on the 26th day of July, 1978 in Deed Book 5316, Page 105, in the Register's Office of Davidson County, Tennessee. Ruby Dell Benson died on April 21st, 2017. Bridget Jackson, Kim Craighead, Lacey Reynolds, Tim Benson and Debby Harding are the devisees under the Will of Ruby Dell Benson probated under Docket No. 17P878, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This was never the principal place of residence for Bridget Jackson or Lacey Reynolds.

Being the same property conveyed to Bridget Jackson, Kim Craighead, Lacey Reynolds, Tim Benson and Debby Harding by Executor's Deed from Tim Benson, Executor of the Estate of Ruby Dell Benson of record in Instrument No. 20181026-0109920, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 711 Desmond Dr., Nashville, TN 37211
(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 5th day of November, 2018

Bridget Jackson
BRIDGET JACKSON

Kim Craighead
KIM CRAIGHEAD

Lacey Reynolds
LACEY REYNOLDS

TIM BENSON

Debby Harding
DEBBY HARDING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bridget Jackson, Kim Craighead, Lacey Reynolds, Tim Benson, and Debby Harding, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of November, 2018.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires Nov 5, 2019