Karen Y Johnson Davidson County
Batch# 158620 DEEDWARR
11/13/2018 01:16:24 PM 2 pgs
Fees: $13.00 Taxes: $836.20
20181113-0111759

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/8/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180402TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jaclyn Moran, a single woman	Jaclyn Moran, a single woman	
(NAME) 724 Spence Enclave Lane	(NAME) 724 Spence Enclave Lane	094-16-0E-025.00-CO
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty-Six Thousand And No/100 Dollars ($226,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SHAWN C HARTSELL AND JESSICA K HARTSELLL JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACLYN MORAN, A SINGLE WOMAN**, 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 Davidson County, Tennessee, Being Unit 25 on the Plan of Spence Enclave Townhomes, a Planned Unit Development of record in Instrument No. 20061115-0141672 and amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595; 20061115-0141672; 20080507-0047102; 20121116-0105801; 20100427-0031915; 20081423-0041404 and 200802202-0017508 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 Shawn C. Hartsell and Jessica K. Hartsell, Joint Tenants with Right of Survivorship by Warranty deed from Flint C. Adam, married of record in Instrument No. 20130703-0069273 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 03, 2013.

unimproved ☐
This is improved ☒ property, known as 724 Spence Enclave Lane, Nashville, TN 37210
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Shawn C Hartsell and Jessica K Hartsellll Joint Tenants with Right of Survivorship this 31 day of October, 2018.

Shawn C Hartsell

Jessica K Hartsellll

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31 day of October, 2018 before me personally appeared Shawn C Hartsell and Jessica K Hartsellll Joint Tenants with Right of Survivorship to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 31 day of October, 2018.

Commission Expires: 8/10/22

Notary Public

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022