WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 159817 **DEEDWARR**
11/15/2018 09:52:07 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20181115-0112488

W-VRES-18-210-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/25/20 (AFFIX SEAL)

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)
Spencer M. Weathers	CEFCU	
(NAME)	(NAME)	
210 Old Hickory Boulevard #20	PO Box 1715	**142-04-0A-020.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	PEORIA, ILL 61656-1715	
(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, **DAVID NEELY SPENCER AND WIFE, MELANIE M. SPENCER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SPENCER M. WEATHERS, A MARRIED MAN,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 20 of Belle Forest Condominium Apartments, of record in Book 5200, Page 167, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed of record in Book 5438, Page 699 and re-recorded in Book 5438, Page 742, and amended in Book 6082, Page 866, Book 9908, Page 982 and Instrument No. 20020321-0034877, said Register's Office.

Being the same property conveyed to David Neely Spencer and wife, Melanie M. Spencer by Warranty Deed from Nanci J. English, a single person of record in Book 7064, page 352, Register's Office for Davidson County, Tennessee, dated December 04, 1986 and recorded on December 09, 1986.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Belle Forest Condominiums of record in Book 5438, Page 699, as amended in Book 6896, page 144 and Instrument No. 20090819-0078072, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5438, Page 742, amended in Book 6082, Page 866, Instrument No. 20020321-0034877 and Instrument No. 20120125-0006973, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5460, Page 987, Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of record in Book 6551, Page 78, Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 5074, Page 945, Register's Office for Davidson County, Tennessee.
- Sewer Easement to Harpeth Valley Utilities District of record in Instrument No. 20000915-0091869, in the Register's Office for Davidson County, Tennessee.
- Belle Forest Leasing Rules of record in Instrument No. 20120125-0006973 and in Instrument No. 20150618-0058446, in the Register's Office for Davidson County, Tennessee.
- Driveway and Utility Easement of record in Instrument No. 20130708-0070348, in the Register's Office for Davidson County, Tennessee.
- Belle Forest Leasing Rules of record in Instrument Number 20150618-0058446, 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: **210 Old Hickory Boulevard #20, Nashville, Tennessee 37221**.

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 30th DAY OF OCTOBER, 2018.

David Neely Spencer

Melanie M. Spencer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID NEELY SPENCER, 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 30th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELANIE M. SPENCER, 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 30th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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