| | |
|---|---|
| Karen Y Johnson Davidson County<br>Batch# 177342 **DEEDWARR**<br>12/26/2018 08:15:07 AM 2 pgs<br>Fees: $13.00 Taxes: $736.30<br>20181226-0124697 | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>The actual consideration or value, whichever is greater, for this transfer is 199,000.00<br>Affiant<br>Subscribed and sworn to before me, this 30th day of November, 2018.<br>Notary Public<br>My commission expires: |

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-23-2021

**THIS INSTRUMENT WAS PREPARED BY**
**Harpeth Escrow, LLC**
**1517 Hunt Club Blvd**
**Gallatin, TN 37066**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Jaycee C. Okafor** | **Ascend Federal Credit Union** | **135110C02600CO** |
| **130 Nashboro Greens** | **P.O. Box 1210** | |
| **Nashville, TN 37217** | **Tullahoma, TN 37388** | |

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 ACKNOWLEDGE, WE,

**Credence Capital LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jaycee Okafor, married woman as her sole and seperate property**

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 No. 26, as shown on the map entitled Horizontal Property Regime Private Element Plat, Phase One, Nashboro Village-Tract 18, of record in Plat Book 9700, Page 968, as amended of record in Plat Book 11700, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Credence Capital LLC from Kimberly Spence and Chandler Spence, wife and husband, by Quitclaim Deed dated December 18, 2017, of record in Instrument No. 20171221*0129944, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimberly Spence and Chandler Spence, wife and husband from Anna Lea Dozier, now known as, Anna Lea Cothron, married and Catherine Dozier, unmarried, by Warranty Deed dated September 18, 2017, of record in Instrument No. 20170922-0097600, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anna Lea Dozier, unmarried, and Catherine Dozier, unmarried, from Sandra M. Lynn, unmarried, and Alyssa A. Harkness, unmarried, by Warranty Deed dated February 22, 2006, of record in Instrument No. 20060227*0022547, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 130 Nashboro Greens, Nashville, TN 37217.

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 in 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/our hand(s) this 30th day of November, 2018.

Credence Capital LLC

By: Spence Legacy Holdings LLC, its sole member

By:_____
Chandler Spence, Member

By:_____
Kimberly Spence, Member

**STATE OF TENNESSEE**
**COUNTY OF Rutherford**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Chandler Spence and Kimberly Spence** with whom I am personally acquainted and who upon his/her/their oath(s) acknowledged himself/herself/themselves to be the **Members** of **Spence Legacy Holdings, LLC, sole member of Credence Capital, LLC** the within named bargainor, and company, and that he/she/they as such **Members** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as its **Members**.

Witness my hand, at office, this 30th day of November, 2018.

_____
Notary Public

My Commission Expires:_____

