WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: January 5, 2020
(AFFIX SEAL)

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

JM-KW-18-604

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 188511 DEEDWARR
01/25/2019 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $843.23
20190125-0007769

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Darby Chandler Day	~~NEW OWNER~~ Bank of America	
(NAME)	(NAME)	
604 Spence Enclave Way	4500 Amon Carter Blvd.	**094-16-0E-003.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Fort Worth, TX 76155	
(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, **ASHLEY GRAHAM MEIER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARBY CHANDLER DAY, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit 3 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument Number 20061115-0141672 and amended in Instrument Number 20061117-0142842 and Instrument Number 20061213-0153595, said 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 Ashley Graham, an unmarried woman by Warranty deed from R. J. York Homes, LLC of record in Instrument No. 20070830-0103978 Register's Office for Davidson County, Tennessee, dated August 24, 2007 and recorded on August 30, 2007.

The said Ashley Graham has since married and, as such, is now known as Ashley Graham Meier. The spouse of the grantor, Joel D. Meier, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years
- Covenants, Conditions and Restrictions of record in Instrument Number 20061115-0141672, amended in Instrument No. 20061117-0142842, Instrument No.20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102, Instrument No. 20100427-0031915 and Instrument No. 20121116-0105801, Register's Office for Davidson County, Tennessee
- TVA electric transmission line easements of record in Book 1814, Page 594, Book 1814, page 597 and Book 2026, page 616, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20051219-0151715, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5666, Page 656, in the Register's Office for Davidson County, Tennessee.
- Exception to Easement of record in Instrument Number 20060210-0016418 and in Instrument No. 20060210-0016424, in the Register's Office for Davidson County, Tennessee.
- Easement for Electric power line granted to Tennessee Electric Power Company of record in Book 437, Page 45, in the Register's Office for Davidson County, Tennessee.
- Easement for Water main as set out of record in Book 722, Page 271, in the Register's Office for Davidson County, Tennessee.
- Slope Easement of record in Book 5015, Page 699, in the Register's Office for Davidson County, Tennessee.
- Easement for right-of-way of Lebanon Pike granted to the State of Tennessee of record in Book 2704, Page 419, in the Register's Office for Davidson County, Tennessee.
- Easement for electric power line granted to Tennessee Electric Power Company of record in Book 437, Page 54, in the Register's Office for Davidson County, Tennessee.

- Sign lease between Lamar Corporation (as Lessee) and Jennie Peek (as Lessor) of record in Book 7672, Page 112, in the Register's Office for Davidson County, Tennessee.
- Slope Easements of record in Book 5451, Page 769, in the Register's Office for Davidson County, Tennessee.
- Drainage Easement of record in Book 5451, Page 769, 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: **604 Spence Enclave Way, Nashville, Tennessee 37210**.

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 25th DAY OF JANUARY, 2019.

Ashley Graham Meier

Joel D. Meier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY GRAHAM MEIER, 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 25th of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOEL D. MEIER, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY