(1)

Return to: BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3636

Karen Johnson Davidson County
Batch# 205148 DEEDWARR
03/13/2019 09:30:14 AM 2 pgs
Fees: $13.00 Taxes: $887.63
20190313-0022913

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $239,900.00

Affiant

BRYAN D. SPICER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-25-2020

Subscribed and sworn to before me, this the 28th day of February, 2019

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rob Shollenberger, III 4440 Andrew Jackson Parkway Nashville, TN 37076	F&M Bank 50 Franklin St. Clarksville, TN 37040	75-7-32.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Rosemary Spence, Trustee of The Spence Joint Revocable Living Trust Agreement U/A/D June 16, 2003**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rob Shollenberger III, an unmarried man,** hereinafter called the Grantee(s), his/her/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 Lot No. 99 on the Plan of Tulip Grove, Section II, of record in Book 3700, Page 122, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 99 fronts 86 feet along the northwesterly margin of Andrew Jackson Parkway and extends back between lines measuring 196.42 feet on the southwesterly line and 176.07 feet on the northeasterly line, to a dead line in the rear on which it measures 88.39 feet.

Being the same property conveyed to Charles W. Spence, Sr. and wife, Rosemary Spence, Trustees, and any Successors Trustee thereto, U/A/D June 16, 2003, and any amendments thereto by Quitclaim Deed from Charles W. Spence and wife, Rosemary P. Spence, individually, recorded June 18, 2003, in Instrument No. 20030618-0083818, Register's Office for Davidson County, Tennessee. Charles W. Spence died on April 22, 2009, leaving Rosemary Spence as the Sole Trustee by the terms of The Spence Trust Agreement U/A/D June 16, 2003.

This is ☒ improved or ☐ unimproved property located at: **4440 Andrew Jackson Parkway, Nashville, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2019.

GRANTOR:

The Spence Joint Revocable Living Trust Agreement U/A/D June 16, 2003

By: Rosemary Spence, Trustee
Rosemary Spence, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rosemary Spence, Trustee of The Spence Joint Revocable Living Trust Agreement U/A/D June 16, 2003 , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of February, 2019.

J. ANDREW WILLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021