Karen Johnson Davidson County
Batch# 210145 DEEDWARR
03/26/2019 10:35:30 AM 4 pgs
Fees: $23.00 Taxes: $629.00
20190326-0027191

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me, this 25 **day of March, 2019.**

Notary Public
My commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

06-1811-77062

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
New Day Homes, LLC	New Owner	102-03-0-086.00
536 Landau Drive	2330 Golf Club Lane	
Nashville TN 37209	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Howard Wayne Spencer, Georgia Faye Spencer, Terrie Lynne Weekley and Brian Russell Spencer, heirs at law of Ruby Estelle Spencer, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **New Day Homes, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their successors 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. 1282, on the Plan of Charlotte Park, Section 18, of record in Book 3600, Pages 51 and 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to L. E. Spencer and wife, Estell Spencer by deed from Jessie Mai Horner, an unmarried person, dated February 19, 1986, recorded February 21, 1986, of record in Book 6786, Page 751, Register's Office for Davidson County, Tennessee. The said L.E. Spencer having since died on December 23, 1996 survived by his wife, Estelle Spencer. The said Estelle Spencer having since died January 12, 2002 a widow. The unprobated Last Will and Testament of Ruby Estelle Spencer devised subject property to Phyllis Annette Russell, daughter, Howard Wayne Spencer, son, Lynn Gilbert Spencer, son, and James Lee Spencer, grandson. The said Phyllis Annette Russell having since died on September 24, 2018. The said Lynn Gilbert Spencer having since died on November 19, 2015. See Affidavits of Heirship of record in Instrument no. 201903260027189 201903260027190.

Estell Spencer is one and the same person as Ruby Estelle Spencer.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 536 Landau Drive, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 gender.

James Lee Spencer executes this instrument for the purpose of quitclaiming and conveying any interest he presently has or may subsequently acquire in the subject property.

WITNESS my hand this 15 day of March, 2019.

Howard Wayne Spencer

Georgia Faye Spencer

Terrie Lynne Weekley

Brian Russell Spencer

James Lee Spencer

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Howard Wayne Spencer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 25 day of March, 2019.

Notary Public

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

My commission expires: 12/20/2020

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James Lee Spencer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 25 day of March, 2019.

Notary Public

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

My commission expires: 12/20/2020

STATE OF North Carolina
COUNTY OF Union

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Georgia Faye Spencer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Union County, NC, this 15th day of March, 2019.

Tammy A Stack
Notary Public

My commission expires: 09-20-2022

TAMMY A. STACK NOTARY PUBLIC My Comm. Exp. 09-20-2022 UNION COUNTY, NC

STATE OF North Carolina
COUNTY OF Union

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Terrie Lynne Weekley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Union County, NC, this 15th day of March, 2019.

Tammy A Stack
Notary Public

My commission expires: 09-20-2022

TAMMY A. STACK NOTARY PUBLIC My Comm. Exp. 09-20-2022 UNION COUNTY, NC

STATE OF North Carolina
COUNTY OF Union

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Brian Russell Spencer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Union County, NC, this 15th day of March, 2019.

Tammy A Stack
Notary Public

My commission expires: 09-20-2022

TAMMY A. STACK NOTARY PUBLIC My Comm. Exp. 09-20-2022 UNION COUNTY, NC

TRUE COPY CERTIFICATION

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

Jason Nguyen

State of Tennessee

County of Wilson

Personally appeared before me, Cheri D. Bayer, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheri D. Bayer

My commission expires: 12/20/2020

Notary Seal:

