Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Aisha Hall
Affiant

Subscribed and sworn to before me, this 24th day of April, 2019.

Notary Public
My commission expires: 3/31/20

Karen Johnson Davidson County
Batch# 221866 **DEEDWARR**
04/25/2019 09:02:52 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20190425-0037988

04-1903-57202

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Chris Spencer 1821 14th Ave. North Nashville TN 37208	Chris Spencer 1821 14th Ave. North Nashville, TN 37208	081-07-0-302.00

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, **Manson Whegbere, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Chris Spencer a/k/a George Christian Spencer, married**, 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 the northerly 12 ½ feet of Lot No. 18 and all of Lot No. 20, on the Map of W.S. Settle's Subdivision of Lot No. 7 of the Woodard Property, of record in Book 57, Page 132, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 18 and all of Lot No. 20 front together 62 ½ feet on the Westerly side of 14th Avenue North and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Manson Whegbere and Rachael Whegbere, husband and wife by Internal Revenue Service Deed from The United States of America, dated December 6, 2010, recorded February 25, 2011, of record in Instrument No. 20110225-0015615, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Manson Whegbere by Quitclaim Deed from Rachael Whegbere, dated January 23, 2018, recorded January 29, 2018, of record in Instrument No. 20180129-0008843, as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20180504-0042744 for the purpose of adding the derivation clause to said deed, Register's Office for Davidson County, Tennessee.

Chris Spencer is also known as George Christian Spencer.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

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 1821 14th Ave. North, Nashville, TN 37208.

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 genders.

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WITNESS my hand this 24th day of April, 2019.

Manson Whegbere

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand in Nashville, TN, this 24th day of April, 2019.

Notary Public

TONIA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2021

My Commission expires:

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