WARRANTY DEED

Karen Johnson Davidson County
Batch# 243767 DEEDWARR
06/17/2019 10:31:36 AM 2 pgs
Fees: $13.00 Taxes: $991.60

20190617-0057849

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson BS
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$268,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF June 2019.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/7/22
(AFFIX SEAL)

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 161
Sara F. Spellman 5468 Village Way Nashville, Tennessee 37211	Fam Bank 10 Cadillac Dr, Ste 100 Brentwood, TN 37027	GROUP 100A PARCEL 011.00

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 acknowledged, we,

Pamela P. Mendelsohn, a single woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

SARA SPELLMAN, UNMARRIED WOMAN

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:

BEING Lot 30, Villages of Brentwood, Phase 1, of record in Book 5200, page 613, Register's office for Davidson County, Tennessee. Said Lot No. 30 fronts 64.3 feet on the northeasterly margin of Village Way and extends back 100.3 feet on the northwesterly line and 101.6 feet on the southeasterly line to a dead line in the rear, measuring 63.1 feet thereon.

Being the same property conveyed to Pamela P. Mendelsohn by warranty deed from Frederick Paul Zitzmann, Jr., Trustee, dated October 26, 1996 and filed of record October 28, 1996 in Book 10237, Page 949, in the Register's Office for Davidson County, Tennessee. (for value or consideration of $105,900.00)

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5468 Village Way, Nashville, Tennessee 37211.**
Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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. 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 hand and official seal at office this 14th day of June, 2019.

Pamela P. Mendelsohn
Pamela P. Mendelsohn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Pamela P. Mendelsohn, with whom I am personally acquainted, (or who 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, at office, this 14th day of June, 2019.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Concord Title Nashville
3000 Meridian Blvd., Suite 140
Franklin, TN 37067

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027