THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 258739 DEEDWARR
07/18/2019 03:43:30 PM 4 pgs
Fees: $23.00 Taxes: $980.09
20190718-0070635

ADDRESS NEW OWNER
Keith Ikard
1917 Hermosa Ave.
Hermosa Beach, CA 90254

SEND TAX BILLS TO
same as new owner

MAP/PARCEL
093130A605.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BENJAMIN J. SENGER AND ALISHA SENGER, HUSBAND AND WIFE** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **KEITH IKARD** ("Grantee" herein), her successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2019 real property taxes and any easements, covenants and restrictions of record.

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, the GRANTOR has hereunto set his hands as of this 15 day of July, 2019.

BENJAMIN J. SENGER

ALISHA SENGER

STATE OF GEORGIA)
COUNTY OF Chatham)

Before me, Julie Evans, a Notary Public of the State and County aforesaid, personally appeared **BENJAMIN J. SENGER AND ALISHA SENGER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Savannah, GA, this 15th day of July, 2019.

Notary Public

My Commission Expires: 11-11-2021

JULIE EVANS Notary Public CHATHAM COUNTY, GEORGIA My Commission Expires 11-11-2021

STATE OF GEORGIA)
COUNTY OF Chatham)

The actual consideration for this transfer or value of property (whichever is greater) is **$264,890.00.**

Sworn to and subscribed before me this 15th day of July, 2019.

Notary Public

My Commission Expires: 11-11-21

JULIE EVANS Notary Public CHATHAM COUNTY, GEORGIA My Commission Expires 11-11-2021

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 605, together with the appurtenant interest in the common elements of Spence Manor Condominiums, a horizontal property regime established by Master Deed, of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Plat attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to BENJAMIN J. SENGER, by deed from BANKERS TRUST COMPANY OF CALIFORNIA AND NA, of record as Instrument No. 20030103-0001032, dated December 31, 2000, said Register's Office. BENJAMIN J. SENGER conveyed said property to BENJAMIN J. SENGER AND ALISHA SENGER, by Quitclaim Deed of record as Instrument No. 20090309-0021232, dated January 28, 2009, said Register's Office.

True Copy Certification

I, **PAUL F. SOPER**, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

