WARRANTY DEED

Karen Johnson Davidson County
Batch# 260387 DEEDWARR
07/22/2019 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20190722-0071759

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: 01/13/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 1531 Hunt Club Blvd, Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brett Parker	First Community Mtg. Inc.	105 11 2G 001.00
(NAME)	(NAME)	
2154 A Byrum Ave.	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **George Christian Spencer III dba WWS Management, a sole proprietorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brett Parker,** a Single man 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:

LAND in Davidson County, Tennessee, being **Unit A** of **"Homes at 2154 Byrum Avenue",** a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 2154 Byrum Avenue of record in Instrument Number 20180724-0072219, Register's Office for Davidson County, Tennessee. Reference is hereby made to plat attached as "Exhibit B" to said Declaration for a more complete description.

BEING PART OF the same property conveyed to George Christian Spencer, III, dba WWS Management, a sole proprietorship, by Warranty Deed from Christopher Hurley and Heather Hurley, husband and wife, dated 5/30/18 and recorded 5/30/18 in Instrument Number 20180530-0051626, Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2019 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2154 A Byrum Ave., Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 18th day of July, 2019.

George Christian Spencer III

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Christian Spencer III, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence,, and who acknowledged that he executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of July, 2019.

Notary Public
My Commission Expires: _____

PATTI ROBITAILLE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 01, 2023

File No.: 20192133

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

