Karen Johnson Davidson County
Batch# 269840 DEEDWARR
08/12/2019 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $858.40
20190812-0080054

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **232,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **08/01/2019** Notary Public 01-24-23 MY COMMISSION EXPIRES: (AFFIX SEAL)

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE, LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2339

ADDRESS NEW OWNER(S) AS FOLLOWS: **J & E Turner Properties LLC**	SEND TAX BILLS TO: New Owner(s)	MAP-PARCEL NUMBERS **094-16-0E-047.00-C**
(NAME) **800 Spence Enclave Lane**	(NAME)	
(ADDRESS) **Nashville, TN, 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Christopher J. Macfarlane and Rebecca A. Macfarlane, a married couple,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J & E Turner Properties LLC**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Number 47 on the Plan of Spence Enclave Townhomes, a planned unit development, as of record in Instrument Number 20061115-0141672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, and Instrument No.: 20080507-0047102, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Christopher J. MacFarlane and wife, Rebecca A. MacFarlane

Being the same property conveyed to Christopher J. MacFarlane and wife, Rebecca A. MacFarlane by Deed dated January 5, 2010 from R.J. York Homes, LLC, a Tennessee Limited Liability Company, recorded January 20, 2010, in Instrument Number 20100120-0004898, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **800 Spence Enclave Lane, Nashville, TN 37210**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **1st** day of **August,2019**.

Christopher J. Macfarlane

Rebecca A. MacFarlane

Rebecca A. Macfarlane

STATE OF
COUNTY OF

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Christopher J. Macfarlane and Rebecca A. Macfarlane, a married couple**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **1st** day of **August, 2019**.

NOTARY PUBLIC

My Commission Expires: 5/30/23

DEBORAH D. BOHN
Notary Public - State of Florida
Commission # GG 334970
My Comm. Expires May 30, 2023

True Copy Certification

I, Jaymie Hargrave, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jaymie Hargrave, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 01/24/2023