# WARRANTY DEED

Karen Johnson Davidson County
Batch# 274956 **DEEDWARR**
08/22/2019 08:48:42 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20190822-0084260

O-VRES-19-617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/31/2023 (AFFIX SEAL)

STACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Alissa J. Stolze** | **First Community Mortgage, Inc.** | |
| (NAME) | (NAME) | |
| **617 Brentmeadow Cir** | **262 Robert Rose Dr, Suite 200** | **053-13-0-097.00** |
| (ADDRESS) | (ADDRESS) | |
| **Madison, TN 37115** | **Murfreesboro, TN 37129** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DARRELL SPINK, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALISSA J. STOLZE, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 30-A on the Plan of Zone Lot Division Lot 30, Phase I, Kimbolton of record in Plat Book 6900, Page 963, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Darrell Spink, an unmarried man by Warranty deed from Nicole M. Michels, an unmarried individual of record in Instrument No. 20140618-0053067 Register's Office for Davidson County, Tennessee, dated June 13, 2014 and recorded on June 18, 2014. **Note: Meagan Spink joins in the execution of this instrument for the purpose of conveying his/her interest, marital or otherwise, in the above described property.**

This conveyance is subject to:
- Taxes for the year 2019 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat , Book 6900, Pages 276, 277 and 278 and amended in Book 6900 and Page 963, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7265, Page 655 and amended in Book 7464, Page 969, Book 7470, Page 126 and in Book 7799, Page 50, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of record in Instrument Number 20030226-0025658, in the Register's Office for Davidson County, Tennessee.
- Homeowners Association Resolution of record in Instrument Number 20060126-0009811, in the Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 7483, Page 982, Book 7507, Page 67, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **617 Brentmeadow Cir, Madison, Tennessee 37115**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 hand(s) this the 16 DAY OF AUGUST, 2019.

Darrell Spink

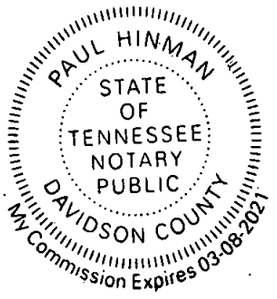
Meagan Spink

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

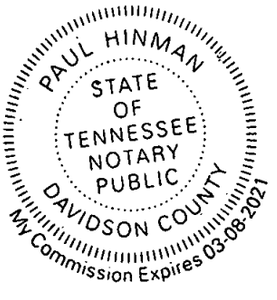



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212