Karen Johnson Davidson County
Batch# 307138 DEEDWARR
10/28/2019 02:33:56 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20191028-0110338

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $350,000.00. Affiant Subscribed and sworn to before me, this the 25th day of October, 2019. Notary Public My commission expires:

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christine Jackson Jesse Holliday	SWBC Mortgage Corp.	102-03-0-086.00
6526 Sprint Drive	9311 San Pedro #100	
Nashville, TN 37209	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NEW DAY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTINE JACKSON AND JESSE HOLLIDAY, WIFE AND HUSBAND,** 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:

A. L.

Land in Davidson County, Tennessee, being Lot No. 1282 on the Plan of Charlotte Park, Section 18 of record in Plat Book 3600, Page (s) 51 and 52, 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 L. E. Spencer and wife, Estell Spencer by deed from Jessie Mai Horner, an unmarried person, dated February 19, 1986, recorded February 21, 1986, of record in Book 6786, Page 751, Register's Office for Davidson County, Tennessee. The said L.E. Spencer having since died on December 23, 1996 survived by his wife, Estelle Spencer. The said Estelle Spencer having since died January 12, 2002 a widow. The unprobated Last Will and Testament of Ruby Estelle Spencer devised subject property to Phyllis Annette Russell, daughter, Howard Wayne Spencer, son, Lynn Gilbert Spencer, son, and James Lee Spencer, grandson. The said Phyllis Annette Russell having since died on September 24, 2018. The said Lynn Gilbert Spencer having since died on November 19, 2015. See Affidavits of Heirship of record in Instrument no. 20190326-0027189 and Instrument no. 20190326-0027190

Being the same property conveyed to New Day Homes, LLC, a Tennessee limited liability company by Warranty deed from Howard Wayne Spencer, Georgia Faye Spencer, Terrie Lynne Weekley and Brian Russell Spencer, heirs at law of Ruby Estelle Spencer, deceased of record in Instrument No. 20190326-0027191 Register's Office for Davidson County, Tennessee, dated March 15, 2019 and recorded on March 26, 2019.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: O-KW-P-6526

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6526 Sprint Drive, Nashville, TN 37209, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of October, 2019.

New Day Homes, LLC, a Tennessee Limited Liability Company

By: _____
Jonathan Tarajano, Project Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Project Manager of New Day Homes, LLC, a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 25th day of October, 2019.

_____
Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021