This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P19-0755-D

Karen Johnson Davidson County
Batch# 312285 DEEDWARR
11/06/2019 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20191106-0114778

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Keith Spencer
1924 Grants Pass
Madison, TN 37115

Send Tax Bills To:
First Community Mortgage, Inc.
262 Robert Rose Drive Suite 200
Murfreesboro, TN 37129

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, David Matthew Graham and wife, Kaley Graham (formerly known as Kaley Faughn)

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Keith Spencer and wife, Carolyn Spencer

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 Lot No. 53 on the Plan of Cumberland Station at Wilson Camp, Section Three, as of record in Instrument Number 20031006-0146888, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David Matthew Graham and Kaley Faughn, married, by deed from William N. Bowers and wife, Kathleen F. Bowers, dated June 30, 2017, of record in Instrument Number 20170706-0067918, in the Register's Office of Davidson County, Tennessee. The said Kaley Faughn is now known as Kaley Graham.

This property is subject to the right of way of Grants Pass.

This property is subject to restrictions and reservations, of record in Book 10585, Page 496; Instrument Number 20011015-0112096 and First Supplement, of record in Instrument Number 20020722-0087864 and First Amendment, of record in Instrument Number 2002091-0114055 and Second Amendment, of record in Instrument Number 20031030-0159798 and Second Supplement, of record in Instrument Number: 20031030-0159799 and Third Supplement, of record in Instrument Number 20040213-0017394 and Fourth Supplement, of record in 20041115-0136852 and Fifth Supplement, of record in 20041115-0136853 and Sixth Supplement, of record in 20060213-0017249; Assignment of Rights, of record in 20061024-0131768; Supplementary Declaration, of record in Instrument Number 20061024-0131769, in the Register's Office of Davidson County, Tennessee.

This property is subject to Charter for Cumberland Station at Wilson Camp Homeowner's Association, Inc., of record in Instrument Number 20011017-0113082, in the Register's Office of Davidson County, Tennessee.

This property is subject to all matters as shown on Plat of record in Instrument Number 20031006-0146888, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved ( ) Improved property known as 1924 Grants Pass, Madison, TN 37115

THIS CONVEYANCE IS SUBJECT TO: 2019 Davidson County Taxes which have been prorated and paid by Grantors;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hand(s) this the 5th day of November, 2019.

David Matthew Graham

Kaley Graham

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Matthew Graham and wife, Kaley Graham (formerly known as Kaley Faughn), the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of ~~November~~, 2019.

Notary Public

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this the 6th ~~5th~~ day of November, 2019.

Notary Public

My Commission Expires: 1/3/23

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Map: 053 09 0B 074.00

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.