WARRANTY DEED

Karen Johnson Davidson County
Batch# 314969 DEEDWARR
11/13/2019 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $915.75
20191113-0117080

File No. TE0005948

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thea A. Hill	New Owner	
(NAME)	(NAME)	
918 Spence Enclave Court		094-16-0E-107.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Joyce Roper and Ralph Roper, husband and wife, as heirs at law of Angela R. Roper a/k/a Angela Ruby Roper,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thea A. Hill,** an unmarried woman, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows; to-wit:

Land in Davidson County, Tennessee, being Unit No. 107 on the Plan of Spence Enclave Townhomes, a planned unit development of record in Instrument Number 20061115-0141672 as amended by Instrument Numbers 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102 and 20100427-0031915 and by Scrivener's Affidavit and Correction Instrument of record in Instrument Number 20100428-0032407, and amended in Instrument Number 20121116-0105801, 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 Angela R. Roper, Single Woman by Warranty Deed from R. J. York Homes, LLC, a Tennessee limited liability company of record in Instrument Numbers 20130208-0013510 Register's Office for Davidson County, Tennessee, dated February 7, 2013 and recorded on February 8, 2011. The said Angela R. Roper aka Angela Ruby Roper died intestate on August 16, 2019, leaving her parents Ralph Roper and Joyce Roper as tenants by the entirety as referenced in Affidavits of Heirship of record in Instrument Numbers 20190828-0086987 and 20190828-0086988, in said Register's Office. Also see Probate Estate for Angela Ruby Roper of record in Case Number 19P-1555, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

Being also known as 918 Spence Enclave Court, Nashville, Tennessee 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 918 Spence Enclave Court, Nashville, TN 37210

(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 hand this 8th day of November, 2019.

Joyce Roper
Joyce Roper

Ralph Roper
Ralph Roper

STATE OF Arkansas
COUNTY OF White

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

Witness my hand this 8th day of November, 2019.

"OFFICIAL SEAL"
AMBER McGOUGH
WHITE COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires March 1, 2029
Commission No. 12706803

Amber McGough
Notary Public

My commission expires:
March 01, 2029

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)