WARRANTY DEED

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2019

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd., Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cristina Maillo Belda Ross Graham Smith	New Owner	105 11 2G 002.00
(NAME)	(NAME)	
2154 B Byrum Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **George Christian Spencer III dba WWS Management, a sole proprietorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cristina Maillo Belda and Ross Graham Smith, both unmarried, as joint tenants with right of survivorship,** 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 **Unit B** of **"Homes at 2154 Byrum Avenue"**, a Horizontal Property Regime with Private Elements, as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 2154 Byrum Avenue of record in Instrument Number 20180724-0072219, Register's Office for Davidson County, Tennessee. Reference is hereby made to plat attached as "Exhibit B" to said Declaration for a more complete description.

BEING PART OF the same property conveyed to George Christian Spencer, III, dba WWS Management, a sole proprietorship, by Warranty Deed from Christopher Hurley and Heather Hurley, husband and wife, dated and recorded May 30, 2018 in Instrument Number 20180530-0051626, Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2020 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2154 B Byrum Ave., Nashville, TN 37203
(House Number) (Street) (P.O. Address)

Karen Johnson Davidson County
Batch# 331759 **DEEDWARR**
12/18/2019 11:04:55 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20191218-0130576

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/our hands this 9th day of December, 2019.

George Christian Spencer III

State of Tennessee
County of Sumner

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

WITNESS my hand and seal this 9th day of December, 2019.

Notary Public
My Commission Expires: 6/19/23

JENNIFER A HOFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

File No.: 20192224