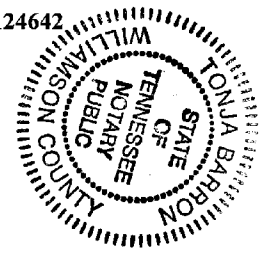
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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124642**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $277,000.00. Affiant Subscribed and sworn to before me, this 24th day of February, 2020. Notary Public My Commission Expires: 10/31/2020



Karen Johnson Davidson County
Batch# 369662 DEEDWARR
03/09/2020 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20200309-0026351

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Bain 815 Spence Enclave Lane Nashville TN 37210	New Owner	Tax Parcel ID No. 094 16 0E 070.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clinton J. Simplot, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Emory Bain, a single man** , ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit 70, Plan of Spence Enclave Townhomes, a planned unit development, as shown on plat contained in the Declaration and Covenants, Conditions and Restrictions Establishing the Spence Enclave Townhomes, a Planned Unit Development recorded in 20061115-0141672, as amended in 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915, corrected in 20100428-0032407 and 20121116-0105801, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Clinton J. Simplot, unmarried, by Warranty Deed from Steven M. Simpson and Carla A. Simpson, Husband and Wife, of record in Instrument No. 20150619-0058863, in the Register's Office of Davidson County, Tennessee, dated June 17, 2015 and recorded on June 19, 2015.

Claire Simplot joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20061115-0141672, as amended at Instrument Nos. 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915, corrected in 20100428-0032407; and 20121116-0105801.

Easement for Electric Power Line, recorded in Book 437, Page 45 and Book 437, Page 54.

Easement for Water Main, recorded in Book 722, Page 271.

Easement for Slope, recorded in Book 5015, Page 699.

Easement for Slope and Drainage, recorded in Book 5451, Page 769.

Easement for Electric Power Transmission Lines, recorded in Book 1814, Page 594; Book 1814, Page 597 and Book 2026, Page 616.

Easement for Right-of-Way, recorded in Book 2704, Page 419.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5666, Page 656.

Easement recorded in Instrument Nos. 20060210-0016418 and 20060210-0016424.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051219-0151715.

All of the terms and provisions set forth and contained in that certain Lease between Mrs. Jennie Peek, Lessor, and The Lamar Corporation, Lessee, recorded in Book 7672, Page 112.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 815 Spence Enclave Lane Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of February, 2020.

Clinton J. Simplot

Claire Simplot

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clinton J. Simplot and Claire Simplot, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of February, 2020.

Notary Public
My Commission Expires

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

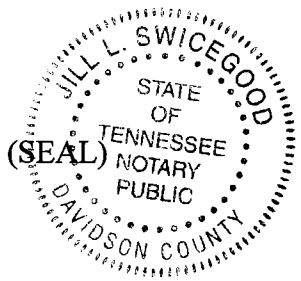
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900