WHEN RECOREDED MAIL TO:
317 IRON HORSE WAY
PROVIDENCE, RI 02908

Karen Johnson Davidson County
Batch# 373866 DEEDWARR
03/18/2020 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20200318-0029763

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
BC LAW FIRM, P.A. Prepared By: 1803 S. KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| ROBBIE LYNNE WILSON | ROBBIE LYNNE WILSON | 053 05 0 036.00 |
| 488 CANTON PASS<br>MADISON, TN 37115 | 488 CANTON PASS<br>MADISON, TN 37115 | |

For good consideration in the amount of **$280,000.00**, I (We) **SAMUEL E. SPENCER** whose mailing address is 420 WALTON LANE, K 58, MADISON, TN 37115, hereby bargain, deed and convey to **ROBBIE LYNNE WILSON AND ROZELLE ANTHONY WILSON, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY,** whose mailing address is 488 CANTON PASS, MADISON, TN 37115, the following described land in DAVIDSON County, to wit:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 126 ON THE PLAN OF SEQUIOA VALLEY SUBDIVISION, SECTION 3, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4460, PAGE 83, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.**

**SUBJECT TO ANY AND ALL PLATS, EASEMENTS, RESTRICTIONS, AND OTHER MATTERS OF RECORD, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:**

**1. RESTRICTIONS AS RECORDED IN BOOK 4047, PAGE 877, BOOK 4598, PAGE 384, AND BOOK 5519, PAGE 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**2. SUBJECT TO BUILDING RESTRICTION LINES, EASEMENTS, RIGHTS OF WAY, NOTES, TERMS, CONDITIONS, RESTRICTIONS AND OTHER CRITERIA AS SHOWN ON THE PLAT(S) RECORDED IN PLAT BOOK 4460, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

BEING THE SAME PROPERTY CONVEYED TO SAMUEL E. SPENCER, A SINGLE MAN FROM JENNIFER GARCIA AND OMER MEHO BY WARRANTY DEED DATED APRIL 15, 2015 AND RECORDED APRIL 17, 2015 IN OR INSTRUMENT NO. 20150417-0034353

APN: 053 05 0 036.00

Property Address: 488 CANTON PASS, MADISON, TN 37115

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

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 13 day of March 2020.

Samuel E. Spencer

**SAMUEL E. SPENCER**

STATE OF TN )
) SS.
COUNTY OF Davidson )

On this 13 day of March 2020, before me personally appeared **SAMUEL E. SPENCER** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K. Butler

Notary Public
My Commission Expires: 09/07/2020

**VALUATION AFFIDAVIT**

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 280,000.00 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Samuel E. Spencer
Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 13 day of March, 2020.

Ella K Butler
Notary Public
My Commission Expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:
Robbie Lynne Wilson and Rozelle Anthony Wilson
488 CANTON PASS
MADISON, TN 37115

Name and Address of property owner:
Robbie Lynne Wilson and Rozelle Anthony Wilson
488 CANTON PASS
MADISON, TN 37115