Karen Johnson Davidson County
Batch# 412433 DEEDWARR
06/09/2020 02:00:26 PM 2 pgs
Fees: $13.00 Taxes: $1,024.90
20200609-0059126

WARRANTY DEED

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 the 8th day of June, 2020.

Notary Public

My commission expires: 9-6-22

(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ellen Ruth Prestage	Regions Bank d/b/a Regions Mtg	**Map 094-16-0-E Parcel 004.00co**
606 Spence Enclave Way	2050 Parkway Office Cir.	
Nashville, TN 37210	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tara Dawn Hofma, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ellen Ruth Prestage

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 No. 4 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record as shown on Exhibit "A-2" to the Declaration and of Covenants, Conditions and Restrictions of record in Instrument No. 20061115-0141672 and amended in Instrument No, 20061117-0142842, Instrument No. 20061213-0153595, and Instrument No. 20121116-0105801, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tara Dawn Hofma, a single woman by Deed dated August 3, 2017 from Geraldine Jones, as Trustee for The John V. Jones Irrevocable Trust, of record in Instrument No. 20170814-0082897, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Tara Dawn Hofma, pursuant to a Power of Attorney executed by her on the 28 day of May, , 2020, of record in Instrument No. 20200609-0059125, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown on Exhibit "A-2" to the Declaration and of Covenants, Conditions and Restrictions of record in Instrument No. 20061115-0141672 and amended in Instrument No, 20061117-0142842, Instrument No. 20061213-0153595, and Instrument No. 20121116-0105801, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions, By-Laws, Charter, and Attorneys Certificate establishing The Spence Enclave Townhomes, of record in Instrument No. 20061115-0141672, First Amendment in Instrument No. 20061117-0142842, Second Amendment in Instrument No. 20061213-0153595, Third Amendment in Instrument No. 20080222-0017508, Fourth Amendment in Instrument No. 20080423-0041404, Fifth Amendment in Instrument No. 20080507-0047102, Sixth Amendment in Instrument No. 20100427-0031915, and Seventh Amendment in Instrument No. 20121116-0105801, said Register's Office. (3) Agreement for Dedication of Easement for Landscape of record in Instrument No. 20090107-0001684, said Register's Office. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **606 Spence Enclave Way, Nashville, TN 37210**

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 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 8th day of **June, 2020.**

Tara Dawn Hofma by John Landing, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this _____ day of June 2020, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **John Landing**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Tara Dawn Hofma** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Tara Dawn Hofma**, for the purpose therein contained, by signing the name of **Tara Dawn Hofma,** by himself as Attorney-in-Fact. Witness my hand and official seal.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of **June, 2020.**

Notary Public

My Commission Expires: 11/8/24

