Karen Johnson Davidson County
Batch# 436899 DEEDWARR
07/14/2020 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20200714-0076730

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1820

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of July, 2020

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian Delphey and Melissa Delphey 814 Spence Enclave Lane Nashville, TN 37210	Homeside Financial ISAOA/ATIMA 5950 Symphony Woods Road Suite 312 Columbia, MD 21044	094-16-0E-054.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Joseph L. Hicks, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Delphey and Melissa Delphey, husband and wife

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. 54 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, as shown as Exhibit "A-2" to the Declaration of Covenants, Conditions and Restrictions as establishing the Spence Enclave Townhomes of record in Instrument 20061115-0141672, First Amendment in Instrument 20061117-0142842, Second Amendment in Instrument 20061213-0153595, Third Amendment in Instrument 20080222-0017508, Fourth Amendment in Instrument 20080423-0041404, Fifth Amendment in Instrument 20080507-0047102 and Sixth Amendment in Instrument 20100427-0031915, and Scrivener's Affidavit and Correction in Instrument Number 20100428-0032407,Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph L. Hicks, a single person by Warranty deed from R. J. York Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20100604-0043552 Register's Office for Davidson County, Tennessee, dated June 03, 2010 and recorded on June 04, 2010.

Being also known as 814 Spence Enclave Lane 54 Nashville, Tennessee 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 814 Spence Enclave Lane, 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, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7 day of July, 2020.

Joseph L. Hicks

STATE OF North Carolina
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph L. Hicks** 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 the purposes therein contained.

Witness my hand on this 7 day of July, 2020.

EARLENE F BRIGGS
Notary Public, North Carolina
Wake County
My Commission Expires
December 11, 2022

Earlene F Briggs
Notary Public
My Commission Expires: December 11, 2022

(Notary Seal)

True Copy Certification

I, **Jennifer Pennell,** 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022