Karen Johnson Davidson County
Batch# 452396 DEEDWARR
08/07/2020 10:47:30 AM 4 pgs
Fees: $23.00 Taxes: $987.90
20200807-0088061

Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $267,000.00

Khristen N. Qualls
Affiant

Subscribed and sworn to before me this 30th day of July, 2020.

Notary Public
My commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Khristen N. Qualls 910 Miller Avenue Cookeville, TN 38501	Primary Residential Mortgage, Inc. 1480 North 2200 West Salt Lake City, UT 84116	094-16-0E-003.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Darby Chandler Day, a single woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Khristen N. Qualls, a single woman,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 3, as shown on Exhibit A-2 of Declaration, Covenants and Condtions Establishin Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument No. 20061115-0141672 and amended in Instrument No. 20061117-0142842 and Instrument No. 20061213-0153595, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Darby Chandler Day, a single woman, by deed from Ashley Graham Meier of record in Instrument No. 20190125-0007769, Register's Office for Davidson County, Tennessee, and dated January 25, 2019.

This conveyance is made subject to the following:

1. TVA Electric Transmission Line Easement of record in Book 1814 Page 594, Book 1814 Page 597 and Book 2026 Page 616 Register's Office for Davidson County, Tennessee.

2. Stormwater Detention Agreement of record in Instrument No. 20051219-0151715 Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5666 Page 656 Register's Office for Davidson County, Tennessee.

4. Exception to Easement of record in Instrument No. 20060210-0016418 and 20060210-0016424 Register's Office for Davidson County, Tennessee.

5. TN Electric Power Company Easement of record in Book 437 Page 45 Register's Office for Davidson County, Tennessee.

6. Easement for Water Main of record in Book 722 Page 271 Register's Office for Davidson County, Tennessee.

7. Slope Easement of record in Book 5015 Page 699 Register's Office for Davidson County, Tennessee.

8. Right of Way Easement to State of Tennessee of record in Book 2704 Page 419 Register's Office for Davidson County, Tennessee.

9. TN Electric Power Company Easement of record in Book 437 Page 54 Register's Office for Davidson County, Tennessee.

10. Slope Easement of record in Book 5451 Page 769 Register's Office for Davidson County, Tennessee.

11. Drainage Easement of record in Book 5451 Page 769 Register's Office for Davidson County, Tennessee.

12. Restrictive covenants for Spence Enclave of record in Instrument No. 20061115-0141672 and amended in 20061117-0142842, Instrument No. 20061213-0163595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102, and Instrument No. 20100427-0031915 Register's Office for Davidson County, Tennessee.

This property is improved property known as 604 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives,

to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 30th day of July, 2020.

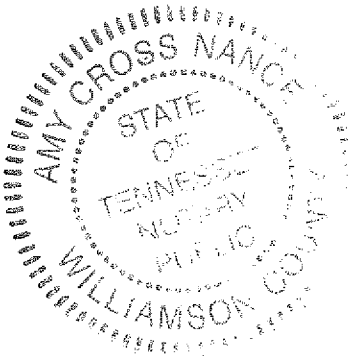
Darby Chandler Day

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of July, 2020, before me personally appeared Darby Chandler Day, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of July, 2020.

Notary Signature
My commission expires: 2/12/23



I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY