THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36033-01-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me this 25th day of February, 2021. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Mark D. Umbehagen, II 909 Spence Enclave Court Nashville, TN 37210	**Send Tax Bills To:** Marc Umbehagen 909 Spence Enclave Court Nashville, TN 37210	**Tax Information:** Map and Parcel No.: 094160E11700CO

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, **David McCormick, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark D. Umbehagen, a single man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 909 Spence Enclave Court, Nashville, TN 37210.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 583317 DEEDWARR
03/03/2021 11:43:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20210303-0027413

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of February, 2021.

David McCormick by Jesse Lee Jones, his attorney-in-fact

David McCormick by Jesse Lee Jones, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jesse Lee Jones, 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, and who further acknowledged that he is the Attorney-in-Fact for David McCormick, and he is authorized by David McCormick to execute this instrument on his behalf.

Witness my hand, at office, this 25th day of February, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDD LEA, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.117, together with the appurtenant interest in the common elements of Spence Enclave Townhomes, a horizontal property regime established by Declaration of record in Instrument No. 20061115-0141672, amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102, Instrument No. 20100427-0031915, and by Scrivener's Affidavit and Correction in Instrument No. 20100428-0032407, amended in Instrument No. 20121116-0105801, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A-4" to the aforementioned Sixth Amendment to Declaration in Instrument No. 20100427-0031915, said Register's Office.

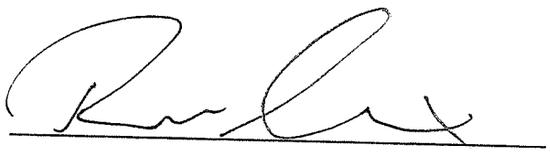
Being the same property conveyed to David McCormick, a single man, by deed dated April 23, 2019 from Robert E. Binkley Sr. and Rebecca L. Binkley, a married couple, of record in Instrument No. 20190502-0040874, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 094160E11700CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Spence Enclave Townhomes, of record in Instrument No. 20061115-0141672, amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102, Instrument No. 20100427-0031915, and by Scrivener's Affidavit and Correction in Instrument No. 20100428-0032407, amended in Instrument No. 20121116-0105801, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5666, page 656, Register's Office for Davidson County, Tennessee.
5. Easement for electric power line of record in Book 437, pages 45 and 54, Register's Office for Davidson County, Tennessee.
6. Easement for transmission line of record in Book 1814, pages 594 and 597, and Book 2026, page 616, Register's Office for Davidson County, Tennessee.
7. Easement for water main of record in Book 722, page 271, Register's Office for Davidson County, Tennessee.
8. Easement for landscape of record in Instrument No. 20090107-0001684, Register's Office for Davidson County, Tennessee.
9. Slope easement of record in Book 5015, page 699, and Book 5451, page 769, Register's Office for Davidson County, Tennessee.
10. Easement for right of way of Lebanon Pike of record in Book 2704, page 419, Register's Office for Davidson County, Tennessee.
11. Easement for drainage of record in Book 5451, page 769, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Ryan Lux, 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.

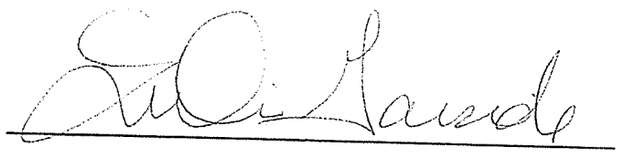


Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux 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: 1/3/23

Notary's Seal (If on paper)

