Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1266

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeremy Warner and Sarah Warner fka Sarah Cremer, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Randy Spencer and Lana Spencer, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being part of Lot No. 115 on the plan of the Subdivision of Lot No. 8 of the Boyd Ament Tract, of record on Book 21, Page, 83, and a triangular tract adjacent to same, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the east margin of Villa Street at the northwest corner of Lot 114 of the Boyd Ament Plan; thence with the line of said lot easterly 140.9 feet to the west margin of an alley; thence with the margin of the same, northerly 51.5 feet to a point; thence westerly 140.9 feet to the east margin of Villa Street; thence with the margin of the same, southerly 50.7 feet to the beginning.

Being the same property conveyed to Jeremy Warner and wife, Sarah Cremer by deed from Noble Properties, Inc. dated March 22, 2013, of record in Instrument No. 2013 0402-0032466, Register's Office for Davidson County, Tennessee. Sarah Cremer is now known as Sarah Warner.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1020 Villa Place, Nashville, TN 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Randy and Lana Spencer
2240 Sarvisberry Place
Monteagle, TN 37356

RESPONSIBLE FOR TAX PAYMENT

TAX MAP-PARCEL #:
105-01-0-138.00

Karen Johnson Davidson County
Batch# 876296 DEEDWARR
06/23/2022 12:27:03 PM 2 pgs
Fees: $13.00 Taxes: $4,662.00
20220623-0071830

WITNESS THE EXECUTION HEREOF this 17th day of June, 2022.

Jeremy Warner

Sarah Warner

State of Rhode Island
County of Providence

On this 17th day of June, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeremy Warner and Sarah Cremer Warner, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 02/22/2025

Augusta Duncan
Notary Public, State of Rhode Island
My Commission Expires February 22, 2025
Notary #766533

State of Tennessee
County of DAVIDSON

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,260,000.00.**

Affiant

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn and subscribed before me on this the 21st day of June, 2022.

Notary Public

My Commission Expires: 9-6-22