THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170712745**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $218,500.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170071767 DEEDWARR
Recvd: 08/18/17 09:25 2 pgs
Fees:13.00 Taxes:808.45
20170818-0084894

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Audrey Williams and Spencer Smith 518 Crosswood Court Nashville TN 37214-3303	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 096-10-027.00

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, **James W. Southerland and wife, Miriam A. Southerland** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Spencer Smith, a single man and Audrey Williams, a single woman, as joint tenants with rights of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 505 on the Plan of Cloverhill Subdivision, Section VIII, of record in Book 2331, Pages 10 & 11, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James W. Southerland and wife, Miriam A. Southerland by Warranty Deed from James B. Henry, II and wife, Tammy Lynn Henry recorded on the 21st day of August, 2002 in Instrument No. 20020821-0101034, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLOVERHILL SUBDIVISION, SECTION VIII, as recorded in Plat Book 2331, Page(s) 10 and 11.

This is improved property located at 518 Crosswood Court Nashville, TN 37214-3303.

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2017.

James W. Southerland

Miriam A. Southerland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James W. Southerland and Miriam A. Southerland, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018