WARRANTY DEED

Bill Garrett Davidson County
Batch# 14912 **DEEDWARR**
10/18/2017 10:22:45 AM 2 pgs
Fees: $13.00 Taxes: $802.90

20171018-0106629

M-VRES-17-750

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dustin Thweatt and Meridith Woolson	**Universal American Mortgage Company, LLC**	
(NAME) **750 Spence Enclave Lane**	(NAME) **15550 Lightwave Drive, Suite 200**	**094-16-0E-037.00-CO**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) **Clearwater, FL 33760**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MELISSA S. APPLE NKA MELISSA S. WISEMAN AND ROBERT WISEMAN, HUSBAND AND WIFE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DUSTIN THWEATT, A SINGLE MAN, AND MERIDITH WOOLSON, A SINGLE WOMAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A.

Land in Davidson County, Tennessee, being Unit No. 37 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 200611150141672, First Amendment in Instrument 200611170142842, Second Amendment in Instrument 200612130153595, Third Amendment in Instrument 200802220017508, Fourth Amendment in Instrument 200804230041404, Fifth Amendment in Instrument 200805070047102 and Sixth Amendment in Instrument 201004270031915, and Scrivener' s Affidavit and Correction in Instrument Number 201004280032407,Register' s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Melissa S. Apple, an unmarried woman by Warranty deed from R.J. York Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20080604-0057062 Register's Office for Davidson County, Tennessee, dated May 30, 2008 and recorded on June 04, 2008.

THE SAID MELISSA S. APPLE HAVING SINCE MARRIED NOW BEING KNOWN AS MELISSA S. WISEMAN.

THE SAID ROBERT WISEMAN JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2017 a lien due and payable, but not delinquent.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument 200611150141672, First Amendment in Instrument 200611170142842, Second Amendment in Instrument 200612130153595, Third Amendment in Instrument 200802220017508, Fourth Amendment in Instrument 200804230041404, Fifth Amendment in Instrument 200805070047102 and Sixth Amendment in Instrument 201004270031915, and Scrivener' s Affidavit and Correction in Instrument Number 201004280032407, Instrument No. 20121116-0105801, Register's Office for Davidson County, Tennessee.
- Easement for electric power line granted Tennessee Electric Power Co. in Book 437, page 45, and 54 Register' s Office for Davidson County, Tennessee.
- Easement for electric power transmission lines granted United States of America in Book 1814, page 594 and 597, and Book 2026, page 616, Register' s Office for Davidson County, Tennessee.
- Easement for water main in Book 722, page 271, Register' s Office for Davidson County, Tennessee.
- Slope Easement in Book 5015, page 699, Register' s Office for Davidson County, Tennessee.
- Easement for right of way of Lebanon Pike granted to State of Tennessee in Book 2704, page 419, Register' s Office for Davidson County, Tennessee.

- Sign Lease in Book 7672, page 112, Register' s Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in Book 5666, page 656, Register' s Office for Davidson County, Tennessee.
- Slope Easement in Book 5451, page 769, Register' s Office for Davidson County, Tennessee.
- Drainage Easement in Book 5451, page 769, Register' s Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 20051219015171 5, Register' s Office for Davidson County, Tennessee.
- Easement in Instrument 200804090035677, Register' s Office for Davidson County, Tennessee.
- Exception to Easement in Instrument 200602100016418 and Instrument 200602100016424, Register' s Office for Davidson County, Tennessee.
- Easement in Instrument 200901070001684, Register' s Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **750 Spence Enclave Lane, Nashville, Tennessee 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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Witness our hands this the 13th DAY OF OCTOBER, 2017.

Melissa S. Apple nka Melissa S. Wiseman

Robert Wiseman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA S. APPLE NKA MELISSA S. WISEMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of October, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT WISEMAN, the within named bargainor, 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 and official seal, this the 13th of October, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212