Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180616472

Bill Garrett Davidson County
Batch# 112746 DEEDWARR
07/05/2018 11:13:51 AM 2 pgs
Fees: $13.00 Taxes: $3,200.50
20180705-0065075

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $865,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2018.

Notary Public
My Commission Expires:

JAMI A CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mario Trujillo and Jessalyn Trujillo 1917A Overhill Drive Nashville TN 37215	~~New Owner~~ Brand Mortgage Group, LLC 1255 Lakes Parkway, Bldg 300, Lawrenceville, GA 30043	Tax Parcel ID No. 131-07-1A-003.00 CO Ste 300

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, **John Mark Spivey, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mario Andres Trujillo and Jessalyn Joyce Trujillo, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit " C ", OVERHILL COMMONS, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, as established in the Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20140715-0062282, amended at Instrument Nos. 20140822-0076776 and 20140909-0082624, in the Register' s Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to JOHN MARK SPIVEY, by deed from ALVIN L. RIEDL and wife, MARTHA ANNE RIEDL, of record in Instrument No. 20140430-0036272, dated April 29, 2014, said Register's Office.

Being further conveyed to MONTGOMERY CLASSIC CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from JOHN MARK SPIVEY, of record in Instrument No. 20160908-0094648, dated September 8, 2016, said Register's Office.

MONTGOMERY CLASSIC CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY conveyed its interest in the subject property by quitclaim deed to JOHN MARK SPIVEY of record in Instrument No. 20171205-0124168, dated December 5, 2017, said Register's Office.

Said property was never the marital residence of Grantor.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 131-07-1A-003.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 1424, page 36, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140715-0062282, amended in Instrument No. 20140822-0076776 and Instrument No. 20140909-0082624, said Register's Office.

Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20150130-0008769, said Register's Office.

This is improved property located at 1917A Overhill Drive Nashville TN 37215

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 2nd day of July, 2018.

John Mark Spivey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Mark Spivey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018