Bill Garrett Davidson County
Batch# 120423 DEEDWARR
07/25/2018 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $425.50
20180725-0072369

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: 3/10/21

(AFFIX SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hope Construction, LLC, a Tennessee limited liability company	New Owner	181-10-A-122.00 CO (Lot #324)
(NAME)	(NAME)	
1605A Murfreesboro Rd		181-10-A-123.00 CO (Lot #323)
(ADDRESS)	(ADDRESS)	
Nashville TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Bryan D. Spicer,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hope Construction, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

First Tract:

Land in Davidson County, Tennessee, being Lot No. 324, Final Plat Phase Three, Autumn Oaks Subdivision, of record in Instrument No. 20031029-0159380, Register's Office of Davidson County, Tennessee.

Being a portion of the property conveyed to Autumn Oaks, LLC, by Warranty Deed from Paul E. Johnson, H. Maxine Sullivan and B & Y Enterprises, dated March 15, 1999, of record in Book 11387, page 173, Register's Office of Davidson County, Tennessee. AND being the same property vested in Bryan D. Spicer, by Final Decree Confirming Sale of record in Instrument No. 20081119-0114101, Register's Office of Davidson County, Tennessee.

Second Tract:

Land in Davidson County, Tennessee, being Lot 323, Final Plat Phase Three, Autumn Oaks Subdivision, as of record in Instrument No. 20031029-0159380, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.

Being a portion of the property conveyed to Autumn Oaks, LLC, by Warranty Deed from Paul E. Johnson, H. Maxine Sullivan and B & Y Enterprises, March 15, 1999, of record in Book 11387, page 173, Register's Office of Davidson County, Tennessee. AND being the same property vested in Bryan Spicer, by Final Decree Confirming Sale of record in Instrument No. 20081119-0114102 and Order of record in Instrument No. 20100430-0033147, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan Plan of Phase Three, Autumn Oaks of record in Instrument No. 20031029-0159380; Easements for Sanitary sewers/storm drainage of record in Book 9343, page 196; Book 9343, page 199 and Book 11217, page 799; One-fourth of an acre reserved for graveyard with rights of ingress and egress of record in Book 261, page 284 and Book 6704, page 397; Subject to right-of-way easement to Gulf Interstate Gas Company of record in Book 2245, page 271, as partially released in Book 6968, page 25; Right-of-way Agreement to Columbia Gulf Transmission Company of record in Book 4240, page 667, as partially released in Book 6968, page 25; Restrictions contained in deed from Nina R. Brown, Helen Hawkins, Mary Elizabeth Burnett and William Louis Brown to Nicholas W. Randolph of record in Book 6704, page 397, as amended by instrument of record in Book 6968, page 30; Subject to restrictions contained in Deed from Nina R. Brown to Nicolas W. Randolph of record in Book 6704, page 405, amended by instrument of record in Book 6968, page 30; Easements of record in Book 3376, page 239; Book 475, page 547; Subject to flow of water of Mill Creek and rights of public therein; Subject to rights of upper and lower riparian owners to flow of the waters of Mill Creek, free from dimunition or pollution; Subject to changes in boundary of the subject property as a result of erosion or accretion caused by the flow of Mill Creek; Storm water detention agreement of record in Book 7760, page 970; Subject to rights of others in and to the common areas and/or elements of Autumn Oaks Subdivision; Subject to lien for special assessments as set out in the restrictions; Charter of Autumn Oaks Homeowners Association of record in Instrument No. 20010912-0099442; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010912-0099443; By-Laws and Homeowners Association, attached thereto; Subject to United Telephone Company of record in Instrument No. 20020826-0103047 and Instrument No. 20020918-0113710; Subject to all matters as set out on the Boundary Plat of Autumn Oaks of record in Plat Book 6900, page 786; Articles of Organization of record in Instrument No. 20170428-0042010; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 7052 Oak Brook Terrace, Brentwood, TN 37027
7056 Oak Brook Terrace, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 my hand this 20th day of July, 2018.

Bryan D. Spicer

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Bryan D. Spicer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 20th day of July, 2018.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-25-2019

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

