Bill Garrett Davidson County
Batch# 132293 DEEDWARR
08/23/2018 12:54:42 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20180823-0083684

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 7161 Bishop Road Suite 250 Plano, TX 75024 804457 2018-16417 Leslie Wei	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $_____ _____ Affiant Subscribed and sworn to before me, this the 22ND day of JUNE 2018. _____ Notary Public My commission expires: 08/20/2019 (Affix Seal) **SEE EXHIBIT A**

OMARI JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: [redacted] Gregory C. Leo and Julia A. Leo 721 A Powers Ave, Nashville, TN 37206	NAME: New Owner
[redacted]	STREET ADDRESS:
MAP & PARCEL NO.: 083-07-00-001.00CO	

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, Jared Spiller and Amber Spiller, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto [redacted].
Gregory C Leo and Julia A Leo, husband and wife,
hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit "A"

This is improved property known as: 721A Powers Avenue, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 22nd day of June, 2018.

X _____
Jared Spiller

X _____
Amber Spiller

State of TENNESSEE } ss
County of DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jared Spiller, HUSBAND (fill in marital status), 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 who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 22ND day of JUNE, 2018.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

OMARI JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires 08/20/2019

State of TENNESSEE } ss
County of DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Amber Spiller, WIFE (fill in marital status), 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 who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 22ND day of JUNE, 2018.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

OMARI JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires 08/20/2019

EXHIBIT A

Order No.: 261805218A

For APN/Parcel ID(s): 083-07-0O-001.00CO

Land in Davidson County, Tennessee, being Unit "A", on the Horizontal Property Regime for 721 Powers Avenue Townhomes, as established in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141124-0107796, as amended in Instrument No. 20150211-0012717, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

BEING the same property conveyed to Jared Spiller and Amber Spiller, husband & wife by Warranty Deed from Integrity First Ventures, LLC, a Tennessee limited liability company and Urban Development Group, LLC, a Tennessee limited liability company, dated May 27, 2016, recorded June 1, 2016, in Instrument 20160601-0055206, in the Register's Office for Davidson County, Tennessee.

Being property known as 721 A Powers Avenue, Nashville, TN 37206, according to the present system of numbering houses in Davidson County, Tennessee.

OATH OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $500,000.00

Signature

ELAINE PHELPS

Print Name

Subscribed and sworn to before me this 22 of August, 2018.

Notary Public

03.03.20

Commission Expires

