THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181018243**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $534,000.00. Affiant Subscribed and sworn to before me, this 16th day of November, 2018. Notary Public My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Y Johnson Davidson County
Batch# 162285 DEEDWARR
11/19/2018 11:57:36 AM 2 pgs
Fees: $13.00 Taxes: $1,975.80
20181119-0113667

WARRANTY DEED

Address New Owner: Miranda Huffman 918 Fatherland Street Unit B Nashville TN 37206	Send Tax Bills To: SYNOVUS MORTGAGE P O Box 2868 Columbus, GA 31902	Tax Information: Tax Parcel ID No. 082-16-0S-001.00 CO

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, **Michael J. Spafford and Wendy L. Spafford, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Miranda Huffman and Jeremy Huffman, wife and husband,** ("Grantees"), its 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 No. B, on the Horizontal Property Regime for The Cottages at 918 Fatherland St., as established in the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20151007-0102194, 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 MICHAEL J. SPAFFORD AND WENDY L. SPAFFORD, HUSBAND AND WIFE, by deed from THE TWIN TEAM, LLC, of record in Instrument No.20160804-0080727, dated August 1, 2016, said Register's Office.

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. 082-16-0S-001.00 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 Book 1, page 13, Chancery Court, Davidson County, Tennessee.

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. 20151007-0102194, said Register's Office.

This is improved property located at 918 Fatherland Street Unit B Nashville TN 37206

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 16th day of November, 2018.

Michael J. Spafford

Wendy L. Spafford

STATE OF ~~TENNESSEE~~ NC)
COUNTY OF ~~DAVIDSON~~ Guilford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael J. Spafford and Wendy L. Spafford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2018.

Suzanne Y Hicks Suzanne Y Hicks
Notary Public

My Commission Expires: 2-10-20

SUZANNE Y. HICKS
NOTARY
MY COMMISSION EXPIRES
2-10-20
PUBLIC
ROCKINGHAM COUNTY, NC