398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 191982 DEEDWARR
02/05/2019 11:20:27 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50

20190205-0010968

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES: May 8, 2022

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires MAR 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abigail Sanderson	LENDING HAND MORTGAGE, LLC	42-3-47
(NAME)	(NAME)	
706 E Campbell Road	116 E CEDAR ST	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	GOODLETTSVILLE TN 37072	
(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 considerations, the receipt of which is hereby acknowledged, we **Sheila Ann Spalding Bearden and Joe Everette Spalding Jr., Co-Trustees of the 2010 Joe Everette Spalding Sr. Revocable Trust and Sheila Ann Spalding Bearden, individually, Joe Everette Spalding, Jr., individually and Shirley Jeanette Spalding Cashion, individually,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Abigail Sanderson and John M. Sanderson, wife and husband,** hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Primrose Acres Subdivision, of record in Plat Book 2663, Page 106 and 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joe Everette Spalding, Sr. aka Joe E. Spalding and Sheila Ann Spalding Bearden, Co-Trustees of the 2010 Joe Everette Spalding, Sr. Revocable Trust by Quitclaim Deed from Joe Everette Spalding, Sr. aka Joe E. Spalding surviving spouse of Bonnie J. Spalding, dated February 25, 2018 and recorded February 27, 2018 of record in Instrument No. 20180227-0018262, Register's Office for Davidson County, Tennessee. The said Joe Everette Spalding, Sr. died on May 21, 2018, leaving the said Sheila Ann Spalding Bearden and Joe Everette Spalding, Jr., as Co-Trustees of the 2010 Joe Everette Spalding, Sr. Revocable Trust.

Further being the same property conveyed to Joe E. Spalding and wife, Bonnie J. Spalding by Deed from Jack Harold Lane, Jr. and wife, Wynne E. Lane, dated November 30, 1987 and recorded December 01, 1987 of record in Book 7414, Page 398, Register's Office for Davidson County, Tennessee. The said Bonnie J. Spalding having since died on or about February 11, 2009, leaving Joe Everette Spalding, Sr. aka Joe E. Spalding the surviving tenant by the entirety

Subject to all matters shown on the plat of record in Plat Book 2663, Page 106 and 107 and Agreement For Dedication Easement recorded in Book 7733, Page 1, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 706 E Campbell Road, Madison, TN 37115

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 1st day of February, 2019.

Sheila Ann Spalding Bearden Co-Trustee
Sheila Ann Spalding Bearden, Co-Trustee

Joe Everette Spalding Jr. Co-Trustee
Joe Everette Spalding, Jr. Co-Trustee

Sheila Ann Spalding Bearden, Individually
Sheila Ann Spalding Bearden, Individually

Joe Everette Spalding Jr. individually
Joe Everette Spalding Jr., Individually

Shirley Jeanette Spalding Cashion
Shirley Jeanette Spalding Cashion, Individually

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Sheila Ann Spalding Bearden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Trustee of the 2010 Joe Everette Spalding Sr. Revocable Trust, the within named bargainor, and she as such Co-Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Co-Trustee.

WITNESS my hand and seal, this 1st day of February, 2019.

My Commission Expires:

3/19/19

Notary Public

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Joe Everette Spalding Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Trustee of the 2010 Joe Everette Spalding Sr. Revocable Trust, the within named bargainor, and as such Co-Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Co-Trustee..

WITNESS my hand and seal, this 1st day of February, 2019.

My Commission Expires:

3/19/19

Notary Public

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

State of Tennessee
County of Wilson

On this the 1st day of February, 2019, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sheila Ann Spalding Bearden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public:
My Commission Expires: 3/19/19

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

State of Tennessee
County of Wilson

On this the 1st day of February, 2019, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Joe Everette Spalding, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

Notary Public:
My Commission Expires: 3/19/19

State of Tennessee
County of Rutherford

On this the 31 day of January, 2019, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Shirley Jeanette Spalding Cashion, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY OF

Notary Public:
My Commission Expires: 5-17-21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122