WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Karen Johnson Davidson County
Batch# 195986 DEEDWARR
02/15/2019 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20190215-0014331

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067
File No.: HTF19-010085

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Spero Properties, LLC	NEW OWNER	
(NAME)	(NAME)	
327 Haywood Lane		147-12-0-049.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Fifteen Thousand And No/100 Dollars ($515,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RADFORD PROPERTIES, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SPERO PROPERTIES, 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:

Being land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 17 on the plan of H.E. Bernal's "Haywood Heights", S/D, not of record, more described as follows:

Beginning in the center of Haywood Lane, at the northeast corner of Lot No. 18 on said plan conveyed to James D. Pope et ux, by deed from G.W. Hopper, of record in Book 2343, Page 229, Register's Office for said County; thence with Pope's eastern boundary line, South 2 deg. 40 min. East 990.8 ft. to said Pope's southeast corner; thence South 89' East 147 ft. to the southwest corner of Lot No. 16 on said plan; thence with the line between Lot No. 16 and 17, North 2 degrees 30 min. West 993.6 feet to the center of said Lane; thence with same, westwardly 150 ft. to the beginning.

Being the same property conveyed to Radford Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Zeljko Radic and Tanya Radic, husband and wife of record in Instrument No. 20160901-0092121 Register's Office for Davidson County, Tennessee, dated August 30, 2016 and

recorded on September 1, 2016.

unimproved ☐
This is improved ☒ property, known as 327 Haywood Lane, Nashville, TN 37211
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Radford Properties, LLC this 13 day of February, 2019

Radford Properties, LLC

BY: Willard Elbert Radford Jr
Willard Elbert Radford, Jr., Member

BY: Susan Bell Radford
Susan Bell Radford, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 13th day of February, 2019, before me personally appeared Wilard Elbert Radford, Jr and Susan Bell Radford, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of Radford Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of February, 2019.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/23/2022

AMANDA J ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires