Name and Address of New Owner:
Andrew Littlejohn
2712 Alvin Sperry Pass, Mt. Juliet, TN 37122

Send Tax Bills To:
Andrew Littlejohn
2712 Alvin Sperry Pass, Mt. Juliet, TN 37122

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 206532 DEEDWARR
03/15/2019 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20190315-0024047

Map & Parcel No: 110-03-0A-059.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thomas Spirito and Katheryn M. Spirito, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew Littlejohn, an unmarried man** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 59, on the Final Plat, Phase 2, Lakeside Meadows, of record in Plat Instrument 20080512-0048984, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thomas Spirito and Katheryn M. Spirito, husband and wife by Warranty Deed from Bryan A. Jobo and Melissa R. Skillman-Jobo, husband and wife, recorded on November 25, 2015, and of record in Instrument No. 20151125-0119722, Register's Office for Davidson County, Tennessee.

This is improved property known as 2712 Alvin Sperry Pass, Mt. Juliet, TN 37122.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of March, 2019.

THOMAS SPIRITO BY [signature], ATTORNEY IN FACT (SEAL)
Thomas Spirito by Niraj Vanmali, his Attorney-In-Fact

KATHERYN M. SPIRITO BY [signature], ATTORNEY IN FACT (SEAL)
Katheryn M. Spirito by Niraj Vanmali, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Niraj Vanmali with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Thomas Spirito and Katheryn M. Spirito, the within named bargainor, and he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Thomas Spirito and Katheryn M. Spirito by himself as Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of March, 2019.

My Commission Expires: 5-8-2021

[signature]
NOTARY PUBLIC

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[signature]
(Affiant)

Sworn to and subscribed before me this
14th day of March, 2019.

[signature]
Notary Public
My commission expires: 12/20/2020
File No. 2019-182

CHERI D BAYER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

201903150024047

TRUE COPY CERTIFICATION

I, Jason Nguyen, 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 herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Jason Nguyen

State of Tennessee

County of Wilson

Personally appeared before me, Cheri D. Bayer, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheri D. Bayer

My commission expires: 12/20/2020

Notary Seal:

