Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF **Davidson** |
|---|---|
| Karen Johnson Davidson County<br>Batch# 272924 **DEEDWARR**<br>08/19/2019 08:41:51 AM 2 pgs<br>Fees: $13.00 Taxes: $421.80<br>20190819-0082546 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **114,000.00**.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS 07/29/2019<br>Notary Public<br>MY COMMISSION EXPIRES: 2/22/22<br>(AFFIX SEAL) |

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2315

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Allway Home Improvement LLC** | **RCN Capital, LLC ISAOA/ATIMA** | **050-02-0-032** |
| (NAME)<br>**3605 Willow Creek Court** | (NAME)<br>**75 Gerber Road East, 102** | |
| (ADDRESS)<br>**Nashville, TN, 37207** | (ADDRESS)<br>**South Windsor, CT06074** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Joe Spicer and Juanita Spicer, husband and wife** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allway Home Improvement LLC**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. 27 on the Plan of Section II, Willow Creek, as of record in Plat Book 5200, Page 630, Registers office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph Spicer and Juanita Spicer, husband and wife by

Deed dated March 8, 2019 from Jason Bockman, married, recorded March 12, 2019, in Instrument Number 20190312-0022591, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3605 Willow Creek Court, Nashville, TN 37207**
(House Number) (Street) (City, State) (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 heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **29th** day of **July, 2019**.

Joe Spicer

Juanita Spicer

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Joe Spicer and Juanita Spicer**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **29th** day of **July, 2019**.

NOTARY PUBLIC

My Commission Expires:

6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY