Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 301052 DEEDWARR
10/15/2019 03:29:38 PM 2 pgs
Fees: $13.00 Taxes: $1,417.10

20191015-0105726

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 7, 2021

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-091510

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Threehouse, LLC	New Owner	
(NAME)	(NAME)	
2000 Mallory Lane Ste130-325		083-09-0-138.00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty-Three Thousand And No/100 Dollars ($383,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, NORMAN K. SPICHER AND PAULA SPICHER, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THREEHOUSE, LLC, 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:

Land in Davidson County, Tennessee, being the West 41-2/3 feet of the East 42-2/3 feet of Lot No. 12 on the Plan of Second Re-Subdivision of The Bransford McWhirter Subdivision of The Alliston Place of record in Plat Book 332, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 41-2/3 feet on the North side of Clearview, formerly Lindsley Avenue and runs back between line, 110 feet more or less, on the Easterly line and 103 feet, more or less, on the Westerly line, to a 15-foot alley in the rear.

Being the same property conveyed to Norman K. Spicher, a single man by Warranty deed from Robert T. Amos et ux, Jean W. Amos of record in Book 7484, page 86, Register's Office for Davidson County, Tennessee, dated February 26, 1988 and recorded on March 04, 1988.

Paula Spicher, spouse of Norman K. Spicher, joins in this conveyance to convey any marital interest in said property, if any.

unimproved ☐
This is improved ☒ property, known as 1011 Clearview Ave, Nashville, TN 37206
(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 Norman K. Spicher and Paula Spicher, husband and wife this 15 day of October, 2019.

Norman K. Spicher

Paula Spicher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 15th day of October, 2019, before me personally appeared Norman K. Spicher and Paula Spicher, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of October, 2019.

Notary Public

My Commission Expires: 9.20.23

(SEAL)

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires