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: $1,602.10
20191015-0105728

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $433,000.00.

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 SEPTEMBER 7, 2021

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

File No.: HTF19-091523

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Threehouse, LLC	New Owner	
(NAME) 2000 Mallory Lane Ste130-325	(NAME)	083-09-0-136.00
(ADDRESS) Franklin, TN 37067	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thirty-Three Thousand And No/100 Dollars ($433,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MATTHEW K. SPICHER AND DAVID A. SPICHER AND PAMELA YVONNE TILLIS, 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 westerly 40 feet of Lot No. 13, of the Second Resubdivision of the Bransford McWhirter Subdivision of Allison Place, as of record in Book 332, Page 20, Register's Office of Davidson County, Tennessee. Said westerly part of Lot 13 fronts 40 feet on the northerly side of Lindsley Avenue and extends back between parallel lines with the easterly line of Lot No. 14 on said plan, 92.7 feet to an alley.

Being the same property conveyed to David A. Spicher and Matthew K. Spicher and Pamela Yvonne Tillis by Warranty deed from Willie Lyons and Claude Westmoreland of record in Instrument No. 20091019-0096359 Register's Office for Davidson County, Tennessee, dated October 13, 2009 and recorded on October 19, 2009.

unimproved ☐
This is improved ☒ property, known as 1007 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 Matthew K. Spicher and David A. Spicher and Pamela Yvonne Tillis this 15 day of October, 2019.

Matthew K. Spicher

David A. Spicher

Pamela Yvonne Tillis, by Matthew K. Spicher, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this the15th 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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 15th day of October, 2019, before me personally appeared Matthew K. Spicher to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Pamela Yvonne Tillis and who acknowledged he/she/they executed the same as the free act and deed of the said Pamela Yvonne Tillis.

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