STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2019.

Notary Public

My Commission Expires: 11/22/2021
(AFFIX SEAL)

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

Karen Johnson Davidson County
Batch# 302017 DEEDWARR
10/17/2019 09:15:08 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20191017-0106368

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Rhonda Jo Hilleary and Richard Hilleary, Jr	SWBC Mortgage 9311 San Pedro #100 San Antonio, TX 78216	096-11-0-086.00
3133 Cloverwood Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joseph R Spafford, Jr and wife, Denise C Spafford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rhonda Jo Hilleary and Richard Hilleary, Jr, wife and husband

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 Lot No. 610 on the Plan of Cloverhill, Section No. VIII, of record in Book 2331, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Joseph R. Spafford, Jr. and wife, Denise C. Spafford, by Warranty Deed from Oakley W. Bryan and wife, Vernice M. Bryan, dated 11/23/05 and recorded 12/1/05 in Instrument No. 20051201-0144625, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 3133 Cloverwood Drive, Nashville, TN 37214.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my/our hand(s) this 15th day of October, 2019.

Joseph R Spafford, Jr

Denise C Spafford

STATE OF Alabama

COUNTY OF Baldwin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph R Spafford, Jr and Denise C Spafford with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gulf Shores (city), Alabama (state), this 15th of October, 2019.

Ashley Jacks

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 25, 2022

(SEAL)

ASHLEY JACKS NOTARY PUBLIC ALABAMA STATE AT LARGE