This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 329716 DEEDWARR
12/13/2019 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20191213-0128867

ADDRESS NEW OWNER:
David A. Jaap
750 Spence Enclave Lane
Nashville, TN 37210

SEND TAX BILL TO:
New owner

MAP/PARCEL 094-16-0E-037.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dustin A. Thweatt and Meridith Woolson, now known as Meridith Jo Thweatt, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **David A. Jaap,** unmarried **, hereafter called the GRANTEE,** his/their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 37 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, as shown as Exhibit "A-2" to the Declaration of Covenants, Conditions and Restrictions as establishing the Spence Enclave Townhomes of record in Instrument 200611150141672, First Amendment in Instrument 200611170142842, Second Amendment in Instrument 200612130153595, Third Amendment in Instrument 200802220017508, Fourth Amendment in Instrument 200804230041404, Fifth Amendment in Instrument 200805070047102 and Sixth Amendment in Instrument 201004270031915, and Scrivener' s Affidavit and Correction in Instrument Number 201004280032407,Register' s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dustin A. Thweatt, a single man, and Meridith Woolson, a single woman, joint tenants with rights of survivorship by Warranty deed from Melissa S. Apple NKA Melissa S. Wiseman and Robert Wiseman, husband and wife of record in Instrument No. 20171018-0106629 Register's Office for Davidson County, Tennessee, dated October 13, 2017 and recorded on October 18, 2017.

This is improved property known as: **750 Spence Enclave Lane, Nashville, Tennessee 37210**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized

and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 12th day of December, 2019.

WITNESS MY HAND on this the 12th day of December, 2019

Dustin A. Thweatt

Meridith Jo Thweatt

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Dustin A. Thweatt and Meridith Jo Thweatt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 12th day of December, 2019.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $277,000.00.

AFFIANT

Subscribed and sworn to before me this the 17th day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 190716

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212