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WARRANTY DEED

Karen Johnson Davidson County
Batch# 344190 DEEDWARR
01/16/2020 10:27:17 AM 2 pgs
Fees: $13.00 Taxes: $4,009.50
20200116-0005793

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,083,650.00

Michael J. Spalding
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2020

Notary Public

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael J. Spalding and Mary Spalding	Michael J. Spalding and Mary Spalding	104090A00500CO
(NAME)	(NAME)	
3701 West End Avenue, Unit 5	3701 West End Avenue, Unit 5	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Equitable Trust Company as Trustee of the Kathryn Woodard Lazenby Inter Vivos Trust Created Pursuant to Instrument of Revocable Trust Dated June 30, 2016,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael J. Spalding and Mary Spalding, husband and wife,** 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 Unit No. 5 of Whitehall, a condominium or horizontal property regime established by Master Deed of record in Book 5576, Page 424, as amended in Instrument No. 20080110-0003211, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, Page 241, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Plan and Master Deed (and By-Laws which form a part thereof), including, without limitation, such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements.

Being the same property conveyed to Equitable Trust Company as Trustee of the Kathryn Woodard Lazenby Inter Vivos Trust Created Pursuant to Instrument of Revocable Trust Dated June 30, 2016 by deed from Kathryn W. Lazenby of record in Instrument No. 20160630-0067184, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3701 West End Avenue, Unit 5, Nashville, TN 37205
(House Number) (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.

Witness my/our hands this 15th day of January, 2020.

Equitable Trust Company as Trustee of the Kathryn Woodard Lazenby Inter Vivos Trust Created Pursuant to Instrument of Revocable Trust Dated June 30, 2016

By: _____
Wick Ruehling, Vice President and Trust Officer

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Wick Ruehling** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be **Vice President** and **Trust Officer** of **Equitable Trust Company as Trustee of the Kathryn Woodard Lazenby Inter Vivos Trust Created Pursuant to Instrument of Revocable Trust Dated June 30, 2016** and that **he** as such **Vice President** and **Trust Officer** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by **himself** as **Vice President** and **Trust Officer.**

WITNESS my hand and seal this 15th day of January, 2020.



_____
Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-Spalding