THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200124259

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $765,000.00.

Catherine Clearwaters
Affiant

Subscribed and sworn to before me, this 31st day of January, 2020.

Donna J. Vanderneer
Notary Public
My Commission Expires: 3-7-23

DONNA J. VANDERNEER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 353538 **DEEDWARR**
02/05/2020 10:34:14 AM 2 pgs
Fees: $13.00 Taxes: $2,830.50

20200205-0013326

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey Spellmeyer and Megan Spellmeyer 2703 Acklen Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104 11 1A 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maurice L. Offen, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Spellmeyer and Megan Spellmeyer, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2703 of Acklen Commons, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Acklen Commons, a Horizontal Property Regime, of record in Instrument Number 20150316-0022321, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Maurice L. Offen, a married man, by Warranty Deed from Phillip Stinson, married, and David Market, and wife, Katherine Market, of record in Instrument No. 20160825-0089114, in the Register's Office of Davidson County, Tennessee, dated August 19, 2016 and recorded on August 25, 2016.

Said property was never the primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Stokes and Marshalls Subdivision, as recorded in Plat Book 332, Page(s) 106.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150316-0022321.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants for Detached Structure recorded in Instrument No. 20151218-0127402.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 2703 Acklen Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2020.

Maurice L. Offen By: Attorney in Fact
Maurice L. Offen
By: Erik Bolog, Attorney in Fact

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erik Bolog, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Maurice L. Offen and that he is authorized by Maurice L. Offen to execute this instrument on his behalf.

WITNESS my hand, at office, this 30th day of January, 2020.

Kristi Short
Notary Public

My Commission Expires: 8/2/2022