WARRANTY DEED

Karen Johnson Davidson County
Batch# 401356 DEEDWARR
05/18/2020 09:52:30 AM 2 pgs
Fees: $13.00 Taxes: $961.63
20200518-0051140

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$259,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF May, 2020

Notary Public

MY COMMISSION EXPIRES: 4-20-2024

(AFFIX SEAL)

ANGELA R WINDHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-20-2024

MST 2020-0592

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Allen Spivy	Castle & Cooke Mortgage	**173-16-0A-057.00 CO**
(NAME) 3805 Grant Ridge Lane	(NAME) 13751 S. Wadsworth Park Dr Ste 101	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Draper UT 84020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Troy Henry, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank Allen Spivy and Martha Elaine Spivy, 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 Lot No. 105 on the Plan of Hidden Creek (A Cluster Lot Subdivision) Phase 1, Section 1, Phase 2, and Phase 3, Section 1, of record in Plat at Instrument No. 20030213-0020016 and Surveyors Certificate of Correction recorded in Instrument No. 20031120-0169641, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Troy Henry, an unmarried man by Warranty deed from Beazer Homes Corp., a Tennessee corporation of record in Instrument No. 20051013-0123241 Register's Office for Davidson County, Tennessee, dated October 07, 2005 and recorded on October 13, 2005.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.. Taxes for the year 2020, a lien not yet due and payable. All matters shown on the plan of record in Instrument No. 20030213-0020016, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020514-0059176, supplemented in Instrument No. 20050930-0117904 amended in Instrument No. 20030313-0033781 and Instrument No. 20050308-0025065, in Instrument No. 20060828-0105538 and Instrument No. 20090908-0084135, Register's Office for Davidson County, Tennessee. By-Laws of record in Instrument No. 20030303-0027389 and Instrument No. 20090908-0084136, Register's Office for Davidson County, Tennessee. Charter in Instrument No. 20030303-0027388 and Instrument No. 20081230-0123265, Register's Office for Davidson County, Tennessee. Quitclaim Deed to HOA in Instrument No. 20030303-0027387, Register's Office for Davidson County, Tennessee. Hidden Creek Homeowners Association, Inc. of record

in Instrument Number 20190102-0000313, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 3805 Grant Ridge Lane, Antioch, TN 37013
(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 hand(s) this 13 DAY OF May, 2020.

Troy Henry by Jackie Lampley, Attorney-in-Fact

Troy Henry by Jackie Lampley as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jackie Lampley, Attorney-in-Fact for Troy Henry, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Troy Henry, as his/her free act and deed for the purposes therein contained.

Witness my hand and official seal, this the 13 day of May, 2020.

Notary Public

My Commission Expires: 4-20-2024

(SEAL)

ANGELA R WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-20-2024

True Copy Certification

I, Yvette Meldrum, 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 Williamson
Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021