Name and Address of New Owner:
Madeline Crego
531 Northcrest Dr, Nashville, TN 37211

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 461842 DEEDWARR
08/21/2020 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,446.70
20200821-0094699

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 147-11-0-094.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Aaron Hammond Spragg and Amber Joy Spragg, Husband and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Madeline Crego, a single woman**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 461 on the Plan of Whispering Hills, Section II-C, of record in Plat Book 2663, Pages 66 and 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 461 fronts 81 feet on the Easterly side of Northcrest Drive and runs back between lines, 247.8 feet on the Northerly line and 253 feet on the Southerly line, to a dead line in the rear on which it measures 82 feet.

Being the same property conveyed to Julia F. Murray, unmarried, by Warranty deed from Paul R. Pate, of record in Instrument No. 20020521-0062006 Register's Office for Davidson County, Tennessee, dated May 15, 2002 and recorded on May 21, 2002.

The said Julia F. Murray having died intestate on December 28, 2015.

Per Affidavits of Heirship recorded in Instrument No. 20170330-0031262 and Instrument No. 20170330-0031263, Register's Office for Davidson County, Tennessee, title vested in Anita Murray, as her sole heir at law.

Being the same property conveyed to E. White 401 K. Trust by Warranty Deed from Anita Murray, unmarried, dated March 28, 2017 and recorded March 30, 2017 in Instrument No. 20170330-0031264, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Amber Joy Spragg and Aaron Hammond Spragg, wife and husband, by Warranty deed from Evette White, Trustee of the E. White 401K Trust of record in Instrument No. 20171219-0129213, Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 19, 2017.

Being also known as 531 Northcrest Drive, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of August, 2020.

Aaron Hammond Spragg by Amber Joy Spragg his attorney in fact (SEAL)
Aaron Hammond Spragg by Amber Joy Spragg,
Attorney-In-Fact

Amber Spragg (SEAL)
Amber Joy Spragg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amber Joy Spragg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of August, 2020.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Amber Joy Spragg to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Aaron Hammond Spragg, and acknowledged that she executed the same as the free act and deed of the said Aaron Hammond Spragg.

Witness my hand and seal this 14th day of August, 2020.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $391,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

HOUSTON L. LYLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sworn to and subscribed before me this
14th day of August, 2020.

Notary Public
My commission expires: 07/24/2023

File No. 2020-916

True Copy of Certification

I, Bonnie Curry, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M. Holmes, Notary Public

My commission expires on 2/19/24

