THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $585,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of August, 2020.

Notary Public
My Commission Expires: _____

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Karen Johnson Davidson County
Batch# 462628 **DEEDWARR**
08/24/2020 10:53:38 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20200824-0095215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jim M. Spurgin and Camalie V. Spurgin 6533 Rolling Fork Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 129 02 0 031.00

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, **Charles C. Warner and Kathryn Eden Warner, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jim M. Spurgin and Camalie V. Spurgin, 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:

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Land in Davidson County, Tennessee, being Lot No. 921 on the Plan of West Meade Farms, Inc., Section XI of record in Plat Book 2331, Page(s) 102 and 103, 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 Charles C. Warner and Kathryn Eden Warner, husband and wife, by Warranty Deed from Kasey Joy Hodges and Justin Taylor Hodges, wife and husband, of record in Instrument No. 20180313-0023767, in the Register's Office of Davidson County, Tennessee, dated March 08, 2018, and recorded on March 13, 2018.

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 West Meade Farms, Inc., Section XI, as recorded in Plat Book 2331, Page(s) 102-103.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2493, Page 247.

Rights of upper and lower riparian owners to the flow of the waters of the river (or creek), free from diminution or pollution.

This is improved property located at 6533 Rolling Fork Drive Nashville TN 37205

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 21st day of August, 2020.

Charles C. Warner

Kathryn Eden Warner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles C. Warner and Kathryn Eden Warner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2020.

Notary Public

My Commission Expires: 