Box 14
33712-4

WARRANTY DEED

Karen Johnson Davidson County
Batch# 487000 DEEDWARR
10/01/2020 08:58:49 AM 2 pgs
Fees: $13.00 Taxes: $1,257.63

20201001-0113146

Y-SB-CTN-20-104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/8/21
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Spinelli and Robert Spinelli	**BancorpSouth Bank**	
(NAME) **104 Morton Mill Circle**	(NAME) **P.O. Box 3356**	**141-12-0D-104.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Tupelo, MS 38803-3356**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHOKMAH ENTERPRISES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH SPINELLI AND ROBERT SPINELLI, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

**a Tennessee limited liability company

Land in Davidson County, Tennessee, being Lot No. 104 (and driveway serving said lot) on the Plan of Third Revision Morton Mill Estates of record in Plat Book 7900, Page 561, 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 Richard A. Matlock and wife, Rachel A. Matlock by Warranty deed from Douglas L. Miller, Jr of record in Instrument No. 20050215-0017259 Register's Office for Davidson County, Tennessee, dated February 10, 2005 and recorded on February 15, 2005.

Being the same property conveyed to Chokmah Enterprises LLC by Warranty deed from Richard A. Matlock and wife, Rachel A. Matlock of record in Instrument No. 20200227-0021613 Register's Office for Davidson County, Tennessee, dated February 18, 2020 and recorded on February 27, 2020.

This conveyance is subject to:

- Davidson County Taxes for the year 2020, and any subsequent year, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 7900, Page 226, as revised in Plat Book 7900, Page 561, Register's Office for Davidson County, Tennessee.
- All matters shown on the Boundary Plan of Morton Mill Estates of record in Plat Book 6900, Page 406, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7546, Page 145, as amended in Book 7936, Page 704, Book 8079, Page 804 and Amendment Instrument no. 20190605-0053782, Register's Office for Davidson County, Tennessee.
- By-Laws of Morton Mill Homeowner's Association, Inc. of record in Book 7546, Page 154, supplemented by instrument recorded in Book 7936, Page 709, in the Register's Office for Davidson County, Tennessee.
- Charter of Morton Mill Homeowner's Association, Inc. of record in Book 7414, Page 335, in the Register's Office for Davidson County, Tennessee.
- Dedication of common areas conveyed to Morton Homeowners' Association, Inc. of record in Book 7548, Page 963, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Lines granted to Harpeth Valley Utility District of record in Book 4817, Page 787, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20200227-0021613 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **104 Morton Mill Circle, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 28 DAY OF SEPTEMBER, 2020.

Chokmah Enterprises, LLC
a Tennessee limited liability company

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Authorized Agent of Chokmah Enterprises, LLC, ** the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained. ** **a Tennessee limited liability company**

Witness my hand and official seal, this the 28th day of September, 2020.

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Notary Public

My Commission Expires:

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212