Karen Johnson Davidson County
Batch# 508679 DEEDWARR
11/04/2020 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20201104-0129025

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $277,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF OCTOBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2056LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
William Garrett Riggs	Churchill Mortgage Corporation	173 15 0A 123.00
376 Upper Mill Drive	1749 Mallory Lane, Suite 100	
Antioch, TN 37013	Brentwood TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ALLISON L. SPEARS AND JESSIE D. SPEARS, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

WILLIAM GARRETT RIGGS, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 376 Upper Mill Drive, Antioch, TN 37013

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/or 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/or 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 our hand on the 30th day of October, 2020.

Allison L. Spears by J. D. S., Attorney In Fact
Allison L. Spears, by Jessie D. Spears,
as Attorney-in-Fact

Jessie D. Spears

STATE OF TENNESSEE
COUNTY OF Williamson

On the 30th day of October, 2020, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Jessie D. Spears, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Allison L. Spears for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Allison L. Spears.

Witness my hand and official seal at Franklin, Tennessee

Notary Public
My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jessie D. Spears, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of October, 2020.

Notary Public

file # 20-2056LA

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot Number 123 on the Final Plat of Mill Run Subdivision, Phase 2, of record as Instrument No. 20011009-0109754, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Allison L. Spears and Jessie D. Spears, wife and husband, by Warranty Deed from Edwin L. Linzie and Stephanie D. Linzie, husband and wife, of record in Instrument No. 20160428-0041702, in the Register's Office of Davidson County, Tennessee, dated April 27, 2016 and recorded on April 28, 2016.

This instrument is being executed in behalf of Allison L. Spears and Jessie D. Spears pursuant to a power of attorney executed by the same on the , and being filed for in Instrument # 202011040129024, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

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

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MILL RUN SUBDIVISION, PHASE 2, as recorded in Instrument No. 20011009-0109754.

4. Declaration of Covenants, Conditions and Restrictions recorded in Book 11675, Page 472, as amended in Instrument Nos. 20000215-0015152, 20020701-0079016 and 20021121-0144876.

5. Easement for Transmission Lines, recorded in Book 3933, Page 359.

6. Easement for Sewer, recorded in Book 10488, Page 188.

7. Easement for Conservation Greenway, recorded in Instrument No. 20011024-0116286.

8. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010405-0033586.

9. Landscape Agreement as set forth in instrument recorded in Instrument No. 20010405-0033587.

10. Subject to the flow of Mill Creek.

True Copy Certification

I, Kimbra Spann, 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.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, April D. Wideman, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

April D. Wideman
My commission expires: 3/13/2023

