THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 201030945

Karen Johnson Davidson County
Batch# 515864 **DEEDWARR**
11/13/2020 10:45:04 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20201113-0134085

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $295,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of November, 2020.

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Davis Mallory IV 7224 Magnolia Hills Drive Nashville TN 37221-3976	New Owner	Tax Parcel ID No. 155-12-0A-016.00-CO

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, **Denise Spradling, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Davis Mallory IV , unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Fina Plat, Magnolia Hills of record in Plat Book 7900, Page 782, and Book 7900, Page 809, 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 Calvin Spradling and wife, Cordie Spradling and Denise Spradling, as Joint Tenants with Rights of Survivorship by Warranty deed from Craig E. Sullivan and wife, Rebecca S. Sullivan of record in Book 11391, page 878, Register's Office for Davidson County, Tennessee, dated March 18, 1999 and recorded on March 19, 1999. The said Calvin Spradling now being deceased on December 4, 2010, in Davidson County, Tennessee. The said Cordie Spradling now being deceased on August 8, 2017, in Davidson County, Tennessee.

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.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 782 and amended in Book 7900, Page 809, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 9498, Page 329, and Book 9499, Page 860, 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.

Easement of record in Book 1196, Page 260, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7224 Magnolia Hills Drive Nashville TN 37221-3976

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 10th day of November, 2020.

Denise Spradling

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Denise Spradling, 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 10th day of November, 2020.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022