Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
20-0187

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of November, 2020

Notary Public

Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 517006 DEEDWARR
11/16/2020 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20201116-0134858

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ryan Miller 118 Claiborne Street Nashville, TN 37210	New Owner	93-16-0-015.00

WARRANTY DEED

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

R. Spencer Construction Inc.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Miller, unmarried man

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

LAND in Davidson County, Tennessee, being Lot No. 83 on the Plan of Maury & Claiborne's Addition to South Nashville, of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, being further described as follows:

Said Lot No. 83 fronts 35 feet on the west side of Claiborne Street and runs back between parallel lines 165 feet to an alley.

BEING the same property conveyed to R. Spencer Construction, Inc., a Tennessee corporation, by Quitclaim Deed from Lee Archibald, single, dated 4/19/2019 and recorded 4/25/2019 in Instrument No. 20190425-0038014; and being the same property previously conveyed to Lee Archibald, single, by Quitclaim Deed from Timothy L. Wilson, dated 2/10/2017 and recorded 3/8/2017 in Instrument No. 20170308-0023045; and being the same property previously conveyed to Timothy L. Wilson by Quitclaim Deed from R. Spencer Construction, Inc., a Tennessee corporation, dated 7/22/2009 and recorded 7/24/2009 in Instrument No. 20090724-0069578; and being the same property previously conveyed to R. Spencer Construction, Inc., by Final Decree Confirming Sale, by the Clerk and Master of Davidson County, Tennessee, dated 2/14/2008 and recorded 3/10/2008 in Instrument No. 20080310-0023820, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 118 Claiborne Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of November, 2020.

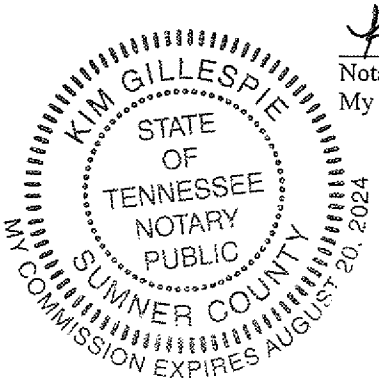
R. Spencer Construction, Inc.

By: _____
Roland Spencer, Jr., President

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Roland Spencer, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President for R. Spencer Construction, Inc. and that he/she is authorized by R. Spencer Construction, Inc. to execute this instrument on its behalf as such President.

Witness my hand and seal at Hendersonville, Tennessee, this 13th day of November, 2020.



Kim Gillespie
Notary Public at Large
My commission expires: 8-20-24

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021