Register Return to: 20-1
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch# 555934 DEEDWARR
01/19/2021 10:47:00 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20210119-0007668

LEAH TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-23-2024

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kailey Marie Craig and Corey W. Craig	Kailey Marie Craig and Corey W. Craig	Parcel ID: 171-03-0B-162.00CO
(NAME) ~~133 Carriage Court~~ 7123 Crossroads Blvd #C	(NAME) 7123 Crossroads Blvd #C	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood. TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Spencer D. Hill**, an unmarried man, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kailey Marie Craig, an unmarried woman Corey W. Craig, a married man as Joint Tenants with Right of Survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Being Unit 22, Townhomes of Fredericksburg, Revision One, Phase Two Section Five, "Carriage Homes of Fredericksburg", as shown on plat of record in Plat Book 9700, Page 578, as Revised at Instrument No. 20000804-0077800, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Spencer D. Hill and Andrea M. Phillips Hill, husband and wife, as tenants by the entirety, By Warranty Deed from Stephen D. Keane and wife, Amy H. Keane dated March 15, 2016 recorded March 17, 2016, of record as Instrument No. 20160317-0025513 Register's Office for Davidson County, Tennessee. Andrea M. Phillips Hill was restored to her maiden name of Andrea Marie Phillips pursuant to Final Divorce Decree and Marital Dissolution Agreement entered May 9, 2018, in Docket No. 18D285, Circuit Court for Davidson County, Tennessee.

Also being the same property conveyed to Spencer D. Hill, unmarried, By Quit-Claim Deed from Andrea M. Phillips Hill, now known as Andrea Marie Phillips, unmarried dated May 25, 2018 recorded June 04, 2018, of record as Instrument No. 20180604-0053147 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 133 Carriage Court, Brentwood , TN 37027

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 do 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 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 hands this 12th day of January, 2021

Spencer D. Hill

STATE OF TENNESSEE

COUNTY OF KNOX

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

Witness my hand and official seal, this the 12th day of January, 2021.

Notary Public

My Commission Expires: 10/07/2024

(SEAL)

PAMELA O. WOOD STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY