Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Karen Johnson Davidson County
Batch# 560201 **DEEDWARR**
01/25/2021 11:05:33 AM 2 pgs
Fees: $13.00 Taxes: $1,139.60

20210125-0010503

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $308,000.00

Affiant

Subscribed and sworn to before me this 22nd day of January, 2021.

Notary Public
My commission expires:

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Diane Tran and Mai Le	Everett Financial Inc.	182-01-0A-071.00-C
3212 Hidden Creek Dr.	DBA Supreme Lending	
Antioch, TN 37013	14801 Quorum Dr. Ste 300	
	Dallas, TX 75254	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Martin A. Spaulding, a married man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Diane Tran, unmarried and Mai Le, unmarried, as Tenants in Common,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being all of Lot No. 71, Phase One, Section Two, Sunset Hills, of record in Plat Instrument No. 20071220-0146323, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Martin A. Spaulding by deed from Amanda Leenhouts, unmarried, of record in Instrument No. 20141020-0096263, Register's Office for Davidson County, Tennessee, and dated October 17, 2014.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Sunset Hills of record in Instrument No. 20071220-0146323 Register's Office for Davidson County, Tennessee.

2. Storm Water Detention Agreement of record in Instrument No. 20060406-0039475 Register's Office for Davidson County, Tennessee.

3. Underground Sanitary Sewer Service Line Easement and Maintenance Agreement of record

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

in
Instrument No. 20070710-0082048 Register's Office for Davidson County, Tennessee.

4. Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20071010-0120325 Register's Office for Davidson County, Tennessee.

5. Right of Way Easement of record in Instrument No. 20071109-0132386 Register's Office for Davidson County, Tennessee.

6. Charter of record in Instrument No. 20070605-0067128 Register's Office for Davidson County, Tennessee.

7. Restrictive covenants of record in Book 5388 Page 713, Book 5894 Page 186, 20070605-0067129 and amended in Instrument No. 20110203-0009586 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 3212 Hidden Creek 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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 22nd day of January, 2021.

Martin A. Spaulding

Kimberly Spaulding, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of January, 2021, before me personally appeared Martin A. Spaulding and Kimberly Spaulding, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of January, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY