RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

This Instrument Prepared By and ~~Returned~~ To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20214712 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$412,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed ~~before~~ me this 12 day of April, 2021. Notary Public My Commission Expires: 1-8-24

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

Karen Johnson Davidson County
Batch# 613897 DEEDWARR
04/13/2021 11:07:19 AM 2 pgs
Fees: $13.00 Taxes: $1,526.25

20210413-0049027

THIS INDENTURE, made this _____ day of April, 2021, among:

CONNIE ELAINE RAWLS, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MICHELLE R. SPILLMAN AND BRUCE A. SPILLMAN, SPOUSES MARRIED TO EACH OTHER

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Section Two, Henderson Gardens of record in Plat Book 2900, Page 101, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 120 fronts 100 feet on the south side of Welcome Lane and extends back 157.3 feet on the east line and 144.8 feet on the west line to a dead line in the rear on which it measures 127 feet.

Being the same property conveyed to M. Lanier Rawls, et ux and Gladys H. Rawls by Warranty Deed from Rhoten Construction Company, Inc., a Tennessee Corporation, of record in Book 4835, Page 43, Register's Office for Davidson County, Tennessee, dated July 15, 1974 and recorded on July 17, 1974.

Being the same property conveyed to Madison Lanier Rawls by Quitclaim Deed from Mary Gladys Rawls (being one and the same as Gladys H. Rawls) of record in Book 6562, Page 150, Register's Office for Davidson County, Tennessee, dated May 16, 1985 and recorded on May 21, 1985.

Being the same property conveyed to Madison Lanier Rawls, Noble Lanier Rawls, or Connie Elaine Rawls, in joint tenancy with right of survivorship, by Quitclaim Deed from Madison Lanier Rawls of record in Book 8973, Page 816, Register's Office for Davidson County, Tennessee, dated June 03, 1993 and recorded on June 07, 1993.

Being the same property conveyed to Noble Lanier Rawls and Connie Elaine Rawls, as joint tenants with right of survivorship, by Quitclaim Deed from Madison Lanier Rawls, an unmarried man, of record in Book 10931, Page 805, Register's Office for Davidson County, Tennessee, dated March 26, 1998 and recorded on May 14, 1998 and Re-recorded Deed recorded on June 18, 1998 in Book 10982, Page 353.

NOTE: Said Noble Lanier Rawls became deceased May 9, 2017, vesting Connie Elaine Rawls as surviving tenant.

Being also known as 1712 Welcome Lane, Nashville, Tennessee 37216.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Connie Elaine Rawls

Connie Elaine Rawls

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Connie Elaine Rawls**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Michelle R. Spillman and Bruce A. Spillman
Address: 1712 Welcome Lane
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name:
Address:
City, State, Zip:

Tax ID: 073-13-0-090.00