Karen Johnson Davidson County
Batch# 649113 DEEDWARR
06/03/2021 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20210603-0074720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00.

Affiant

Subscribed and sworn to before me, this 1 day of June, 2021.

Notary Public

My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michael Spalding and Mary Spalding	**New Owner**	**104-09-0A-002.00**
3701 West End Ave, Unit 2		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Virginia Harper Griffin, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Michael Spalding and Mary Spalding, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain condominium, tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 2 of Whitehall, a condominium or horizontal property regime established by Master Deed of record in Book 5576, Page 424, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, Page 241, said Register's office.

BEING the same property conveyed to James L. Harper by Quitclaim Deed from Jo Ann C. Harper, of record as Instrument No. 20080516-0050279, Register's Office for Davidson County, Tennessee; the said James L. Harper having since died testate on November 14, 2020, and by his Last Will and Testament of record in Docket No. 20P2132 in the Circuit Court of Davidson County, Tennessee, Probate Division, the subject property was devised to Virginia Harper Griffin.

Being improved property known as 2 Whitehall, Nashville, Tennessee 37205, and also known as 3701 West End Ave, Unit #2, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of June, 2021.

Virginia Harper Griffin

Virginia Harper Griffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Virginia Harper Griffin, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of June, 2021.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LTC File No. 21-000148-528

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop 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: 1-3-23

Notary's Seal (If on paper)

CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY