WARRANTY DEED

Karen Johnson Davidson County
Batch# 676065 **DEEDWARR**
07/13/2021 03:34:28 PM 2 pgs
Fees: $13.00 Taxes: $3,034.00

20210713-0094328

B-SB-HRE-21-609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Kyle J. Rowe and Justin Schilleman	**Highlands Residential Mortgage, Ltd.**	
(NAME)	(NAME)	
1330 Brighton Lake Rd	**950 W. Bethany Dr., Ste. 800**	**092-10-0J-002.00-CO**
(ADDRESS)	(ADDRESS)	
Brighton, MI 48116	**Allen, TX 75013**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CRAIG SPEELMAN AND LAUREN SPEELMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE J. ROWE, UNMARRIED, AND JUSTIN SCHILLEMAN, UNMARRIED, AS** JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 27th and Torbett Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180420-0037520 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Craig Speelman, married by Warranty deed from E3 Construction Services LLC, a Tennessee limited liability company of record in Instrument No. 20181226-0125284 Register's Office for Davidson County, Tennessee, dated December 20, 2018 and recorded on December 26, 2018.

Being the same property conveyed to Craig Speelman and Lauren Speelman, husband and wife by Quitclaim deed from Craig Speelman and Lauren Speelman, husband and wife of record in Instrument No. 20210401-0042971 Register's Office for Davidson County, Tennessee, dated March 25, 2021 and recorded on April 01, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180420-0037520 and Scriveners Affidavit recorded on January 29, 2020, in Instrument No. 20200129-0010494, Register's Office for Davidson County, Tennessee.
- Right of Way of Torbett Street, 27th Avenue North and an alley.
- Charter of record in Instrument Number 20180501-0040783, in the Register's Office for Davidson County, Tennessee.
- Stormwater Facilities and Systems of record in Instrument Number 20180501-0041066, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20180424-0038596, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **609 27th Avenue North, Nashville, Tennessee 37209**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 7th DAY OF JULY, 2021.

Craig Speelman by Kate Nyquist, Attorney in Fact

Craig Speelman by Kate Nyquist, Attorney in Fact

Lauren Speelman by Kate Nyquist, Attorney in Fact

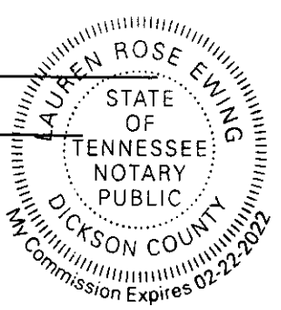
Lauren Speelman by Kate Nyquist, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CRAIG SPEELMAN AND LAUREN SPEELMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said CRAIG SPEELMAN AND LAUREN SPEELMAN.

Witness my hand and official seal, this the 7th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212