Karen Johnson Davidson County
Batch# 744648 DEEDWARRSP
10/27/2021 09:41:30 AM 5 pgs
Fees: $28.00 Taxes: $1,628.00
20211027-0144187

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

35029-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Walia, LLC 720 Jones Parkway Brentwood, TN 37027	New Owner	17500013000 17500012900

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **William B. Spaulding aka Billy Spaulding** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Walia, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, all of that certain land in Davidson County, State of Tennessee described in Exhibit A, attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that he is lawfully seized in fee and possessed of the Real Estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 22 day of October, 2021.

William B. Spaulding
William B. Spaulding aka Billy Spaulding

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William B. Spaulding aka Billy Spaulding, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 22 day of October, 2021.

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 9/8/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me this
25 day of October, 2021.

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 9/8/25

EXHIBIT A
Legal Description

Tract I: 0 Old Hickory Boulevard

Land in the 2nd Civil District of Davidson County, Tennessee, being Tract No. 2 of Clifton Acres, of record in Book 5050, page 84, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William B. Spaulding by Warranty Deed dated April 17, 2012 from Randall Eugene Yeargin a/k/a Randy Yeargin, of record in Instrument No. 20120420-0033899, Register's Office for Davidson County, Tennessee.

Tract II: 12610 Old Hickory Boulevard

Land in the 2nd Civil District of Davidson County, Tennessee, being Tract No. 1 of Clifton Acres, of record in Book 5050, page 84, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Billy Spaulding, a single person by Warranty Deed dated August 19, 1977 from Clifton Meacham and wife, Katherine W. Meacham, of record in Book 5186, page 869, and re-recorded in Book 5281, page 746, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 17500013000 and 17500012900. Current year taxes have been pro-rated between the parties and paid as part of closing.

3. All Matters as shown on the Plan of record in Plat Book 5050, page 84, Register's Office for Davidson County, Tennessee.

4. Subject to the flow of any creek or stream across said property.

As to Tract I only: 0 Old Hickory Boulevard

5. Clearing, Maintenance and Access Easement Agreement, of record in Instrument No. 20200228-0022567, Register's Office for Davidson County, Tennessee.

6. Codes Letters regarding sewage soil absorption system, of record in Book 5151, page 965 and in Book 5276, page 356, Register's Office for Davidson County, Tennessee.

As to Tract II only: 12610 Old Hickory Boulevard

7. Metro Codes Letter for electrical service for a detached structure, of record in Book 9728, page 663, Register's Office for Davidson County, Tennessee.

8. Codes Letters regarding sewage soil absorption system, of record in Book 5301, page 34 and in Book 5151, page 965, Register's Office for Davidson County, Tennessee.

I, Andrew Wood, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 25, 2021.

Andrew Wood, Esq.
Date: October 25, 2021

State of Tennessee
County of Davidson

Sworn to and subscribed before me this October 25, 2021.

Notary Public
My commission expires: July 3, 2023

