Karen Johnson Davidson County
Batch# 771751 DEEDWARR
12/10/2021 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20211210-0164234

WARRANTY DEED

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF December, 2021

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 02-01-2025

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Samual Mulligan	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	SWBC Mortgage Corp (NAME)	
602 Spence Enclave way (ADDRESS)	9311 San Pedro #100 (ADDRESS)	094160E00200CO
Nashville (CITY) TN (STATE) 37210 (ZIP)	San Antonio (CITY) TX (STATE) 78216 (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Jessica Holman and Antwan Holman** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samual Austin Mulligan and Connie Lynn Mulligan, both unmarried,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 2 on the Horizontal Property Regime for Spence Enclave Townhomes, a planned unit development, of record in Instrument Number 20061115-0141672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102 and 20100427-0031915, corrected by Scrivener's Affidavit and Correction Instrument of record in Instrument Number 20100428-0032407, further amended in Instrument No. 20121116--0105801, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jessica M. Holman and Antwan L. Holman, wife and husband, by virtue of that certain Special Warranty Deed dated October 31, 2017, and being of record at Instrument No. 20171115-0117391 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Subject to all matters of record in Plat Book Instrument No. 20061115-0141672, 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915, 20100428-0032407 and 20121116-0105801, in the Register's Office of Davidson County, Tennessee; Declaration of Restrictions, Protective Covenants, By-Laws and Easements recorded at Instrument No. 061115-0141672, 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915, 20100428-0032407 and 20121116-0105801; Easements of record at Instrument No. 20061115-0141672; Exception to easement of record in Instrument No. 20060210-0016418 and 20060210-0016424; Agreement of record in Instrument No. 20051219-0151715, in the said Register's Office, **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x property, known as 602 Spence Enclave Way Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 7th day of December, 2021.

Jessica Holman

Antwan Holman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jessica Holman and Antwan Holman**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of December, 2021.

Jacqueline G Brown
Notary Public

My Commission Expires: 1-8-22

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Patricia Nicker, do hereby make oath that I am a licensed attorney and/or 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 12-7-2021 (date of document).

Affiant Signature

12-7-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suzore
State of Tennessee Notary Public
Davidson County

202112100164234