Karen Johnson Davidson County
Batch# 830019 DEEDWARR
03/28/2022 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $3,404.00
20220328-0035665

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 920,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN DUPRIEST
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
5/24/2025
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calpartners, LLC	New Owner	072063H03800C0
(NAME) 712 Bancroft Road	(NAME)	
(ADDRESS) Walnut Creek, CA 94598	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (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, WE,

JAMES C. SPANGLER AND TRINA R. SPANGLER, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CALPARTNERS, LLC, A LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Unit 38 of Vibe, a planned unit development, as show on Exhibit "b" of Declarations of Covenants, Conditions and Restrictions for Vibe Homeowners Association of record in Instrument No. 20170703-0066733, revised in Instrument No. 20170803-0079133 and Instrument No. 2180329-0029496, Register's Office for Davidson County, Tennessee, reference is herby made for a more specific description of the property.

Being the same property conveyed to James C. Spangler and Trina R. Spangler, husband and wife by Deed dated December 30, 2019 from HV Urban, a Tennessee Partnership, recorded December 31, 2019, in Instrument Number 20191231-0134850, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 845 Vibe Place, Nashville, TN 37216

LT&E File #18994

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/our hand(s) this 16th day of March, 2022

James C. Spangler

Trina R. Spangler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of March, 2022, before me personally appeared James C. Spangler and Trina R. Spangler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of March, 2022

J. TRENT LEWIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11/3/25

LT&E File #18994

Certificate of Authenticity

I, Joshua A. Terry, 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 3/16/22.

Affiant Signature

3/21/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/21/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON