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Warranty Deed

Karen Johnson Davidson County Batch# 900654 DEEDWARR 08/09/2022 08:40:01 AM 2 pgs Fees: $13.00 Taxes: $2,497.50 20220809-0090328	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $675,000.00. Affiant Subscribed and sworn to before me this the 1st day of August, 2022. Notary Public My commission expires: Justin D. Tatum 9/6/2022

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Travis Speier and Stephanie Speier	Castle & Cooke Mortgage, LLC	155-15-0A-035.00-CO
708 Saybrook Circle	13751 S Wadsworth Park Drive, Ste 101	
Nashville, TN 37221	Draper, UT 84020	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAWN M. VANDERHOEF AND JENNIFER SCROGGIE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRAVIS SPEIER AND STEPHANIE SPEIER, HUSBAND AND WIFE**, CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 35 on the Plan of Stonemeade, Section III of record in Plat Book 7900, Page 478, 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 Clyde M. Searcy by Warranty Deed from Jeffrey Blodgett and wife, Ann Elizabeth Blodgett of record in Instrument No. 20070808-0094645 Register's Office for Davidson County, Tennessee, dated July 30, 2007 and recorded on August 08, 2007.

Being the same property conveyed to Dawn M. Vanderhoef and Jennifer Scroggie, married to each other by Warranty Deed from Clyde M. Searcy, unmarried of record in Instrument No. 20210805-0105462 Register's Office for Davidson County, Tennessee, dated August 03, 2021 and recorded on August 05, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 708 Say Brook Circle, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of August, 2022.

Dawn M. Vanderhoef

Jennifer Scroggie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dawn M. Vanderhoef and Jennifer Scroggie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of July, 2022.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025