BILL GARRETT, Davidson County
Trans:T20100066055 DEEDWARR
Recvd: 10/19/10 09:31 2 pgs
Fees:13.00 Taxes:543.90
20101019-0083512

This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 11 day of May , A.D., 2010 , by and between

Andrew Spears An unmarried person

First Parties, and

BARRY P. BOALS, SR., UNMARRIED

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 50 FEET OF THE WESTERLY 200 FEET OF BLOCK 30 ON THE MAP OF CHARLOTTE PARK, SECOND ADDITION EXTENDED, AS SHOWN ON PLAT OF RECORD IN BOOK 421, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANDREW SPEARS BY DEED, FROM JUSTIN W. RODDICK AND WIFE, RACHEL HASLETT RECORDED AUGUST 26, 2008 IN INSTRUMENT NO. 200808260087669, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
BARRY P. BOALS, SR
3809 NEVADA AVE
NASHVILLE, TN 37209

RESPONSIBLE TAXPAYER:
NATIONSTAR MORTGAGE LLC
350 HIGHLAND DR.
LEWISVILLE, TX 75067

PROPERTY ADDRESS: 3809 NEVADA AVE., NASHVILLE, TN 37209
MAP & PARCEL: 09213024300

XXXX

MR-PA-165262

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x_____ x_____

Andrew Spears

✓STATE OF Iowa
COUNTY OF Johnson

Personally appeared before me, Andrew Spears An unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of May, 2016.

✓_____ Notary Public

My Commission Expires: 11/26/12

TODD M. DAVENPORT
Commission Number 193675
My Commission Expires
11/26/12

STATE OF TN COUNTY OF WILLIAMSON

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 147,000.00. Affiant _____.

Subscribed and sworn to before me this 15th day of October, 2010.

My Commission Expires: _____

5/20/13

DAPHNE D. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MR-PA-165262