THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2015

STATE OF TENNESSEE]
COUNTY OF]

The actual consideration or value, whichever is greater, for this transfer is $771,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2012.

Notary Public

My commission expires:

Name and Address of New Owner:

Christian A. Spears
930 Travelers Court
Nashville, TN 37220

BILL GARRETT, Davidson County
Trans:T20120086620 DEEDWARR
Recvd: 11/13/12 15:22 3 pgs
Fees:18.00 Taxes:2852.70
20121113-0104522

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

930 Travelers Court
Nashville, TN 37220

Map and Parcel:

145-7-048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL CARELL and wife, JENNIFER CARELL,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **CHRISTIAN A. SPEARS,** a single man, hereinafter called "**GRANTEE,**" his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Revised Plan of Inns of Granny White of record in Plat Book 6250, page 480, as revised in Book 6900, page 125, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Michael Carell and wife, Jennifer Carell, by Warranty Deed from Timothy C. Killom and wife, Kathleen Short Killom, of record as Instrument No. 20021122-0145695 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 930 Travelers Court, Nashville, TN 37220.

The conveyance of the above described parcel of land is subject to all restrictions, easements and planning documents of record, and current year taxes and subsequent years, a lien but not yet due and payable, to-wit:

1. Metropolitan Nashville/Davidson County taxes for the year 2012 which have been prorated between the parties and paid by Grantor; 2013 and taxes for subsequent years are assumed by Grantee.

2. Matters shown on Plan of record in Book 6250, page 480, as revised in Book 6900, page 125, in the Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 6566, page 473, as amended in Book 8595, page 423, and by Instrument No. 20060308-0027157 in said Register's Office.

4. Charter of the Inns of Granny White Homeowners' Association of record in Book 8741, page 252, in said Register's Office.

5. Subject to the rights of others in and to the common areas.

6. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions, and Restrictions.

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, his heirs and assigns, forever; and Grantors do covenant with the said Grantee that they 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 Grantor further covenants and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantee, his 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 our hands this 9TH day of November, 2012.

MICHAEL CARELL

JENNIFER CARELL

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL CARELL and wife, JENNIFER CARELL,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
May 6, 2013
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

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