NEW OWNER:

Richard Spears
Carol Spears
3102 West End Circle #402
Nashville, TN 37203

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0261

Map 104 Group 024-A Parcel 402.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140047162 DEEDWARR
Recvd: 07/02/14 10:46 3 pgs
Fees:18.00 Taxes:1258.00
20140702-0058164

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Forty Thousand and 00/100 Dollars ($340,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ADRIENNE L. WALPOLE, married, formerly known as ADRIENNE L. RECHER,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **RICHARD SPEARS AND CAROL SPEARS** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 402 of the 3102 West End Circle Condominiums as established by the Master Deed of record as Instrument No. 20050405-0037200, as amended, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et. seq., as amended, said Unit No. 402 being shown as part of Exhibits "E-1" and "E-2" of said Master Deed.

BEING the same property conveyed to Adrienne L. Recher, a single person, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated October 30, 2006, and of record as Instrument No. 20061031-0135205, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3102 West End Circle #402, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 9 day of **June, 2014**.

ADRIENNE L. WALPOLE

JOSHUA LUCAS WALPOLE joins in this conveyance for the purpose of conveying his marital interest or other interest he may have in the above described property.

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ADRIENNE L. WALPOLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 9th day of **June, 2014**.

Marilyn Sears
NOTARY PUBLIC

My commission expires: 05-25-2017

MARILYN SEARS
Commission # 2022303
Notary Public - California
Los Angeles County
My Comm. Expires May 25, 2017

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOSHUA LUCAS WALPOLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that ~~she~~ he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 9th day of **June, 2014**.

Marilyn Sears
NOTARY PUBLIC

My commission expires: 05-25-2017

MARILYN SEARS
Commission # 2022303
Notary Public - California
Los Angeles County
My Comm. Expires May 25, 2017

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The actual consideration or value, whichever is greater, for this transfer is $ ~~340,000.00~~ .

AFFIANT

Sworn to and subscribed to before me 9th day of June, 2014

NOTARY PUBLIC

My commission expires: 5/20/17

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY