WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140056864 DEEDWARR
Recvd: 08/05/14 09:02 2 pgs
Fees:13.00 Taxes:647.13
20140805-0070011

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/21/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Spears	New Owner	Map 96-9-B
(NAME)	(NAME)	
3022 Whitland Crossing Drive		Parcel 11 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **EVAN R. BROWNIE AND WIFE, JENNIFER LYNN BROWNIE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID SPEARS, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Unit No. 3022 on the Plan of Donelson's Place as shown on Exhibit "B" to Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20070703-0079564, as amended in Instrument No. 20070712-0083113, Instrument No. 20070816-0098067 and Instrument No. 20101026-0085599, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Evan R. Brownie and Jennifer Lynn Brownie, husband and wife, by deed from J2K Builders, LLC of record in Instrument No. 20120605-0048978, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) restrictive covenants of record in Book Instrument No. 20070703-0079564, Instrument No. 20070712-0083113, Instrument No. 20070816-0098067, Instrument No. 20101026-0085599 and Instrument No. 20101112-0091023, said Register's Office; and (c) Storm water detention agreement of record in Instrument No. 20070302-0025663, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3022 Whitland Crossing Drive, Nashville, Tennessee 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

O 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 our hands this 29th day of July, 2014.

Evan R. Brownie

Jennifer Lynn Brownie

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 Evan R. Brownie and Jennifer Lynn Brownie, the bargainor, 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 and official seal at Nashville, Tennessee this 29th day of July, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public