FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$275,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 28, 2014.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

BILL GARRETT, Davidson County
Trans:T20140066006 DEEDWARR
Recvd: 09/04/14 15:32 2 pgs
Fees:13.00 Taxes:1017.50
20140904-0081192

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**14-0376**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Shearer	Regions Bank dba Regions Mortgage	**94-1-85**
(NAME) **600 South 13th Street**	(NAME) 2000 Park Lake Drive	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS) Birmingham, AL 35244	
(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, **Tonya Cheatwood Spry, married (formerly Tonya Michele Cheatwood, unmarried),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David W. Shearer, an unmarried man,** 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 Lot No. 1, Resubdivision of Lots 54 and 67, Payne, Blakemore & Cummings Addition to Nashville of record in Instrument No. 20090730-0071246, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tonya Michele Cheatwood, unmarried, by Warranty Deed from Kelley Construction, II, L.L.C., a Tennessee limited liability company, recorded June 1, 2010 in Instrument Number 20100601-0041961, Register's Office for Davidson County, Tennessee. Tonya Michele Cheatwood is now married to Ben Spry and is known as Tonya Cheatwood Spry.

Ben Spry, spouse of Tonya Cheatwood Spry, joins in the execution of this instrument for the purpose of conveying his rights, marital or otherwise, he may have to the property listed above.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property, or of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **600 South 13th Street, Nashville, TN 37206**
(House Number) (Street) (City, State) (Zip)

TO 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **August, 2014**.

Tonya Cheatwood Spry

Tonya Cheatwood Spry

Ben Spry

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Tonya Cheatwood Spry and Ben Spry**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **28th** day of **August, 2014**.

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/4/15