Davidson County DEEDWARR
Recvd: 01/04/16 14:28 3 pgs
Fees:18.00 Taxes:934.25
20160104-0000484

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

SHANNON C. SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-24-2018

STATE OF TENNESSEE
COUNTY OF MAURY
The actual consideration or value, whichever is greater, for this transfer is $252,500.00.

Affiant

Subscribed and sworn to before me, this 4 day of Jan 2016 2015

Notary Public
My commission expires: 6/24/18

10-1512-102889

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Loretta J. Black	Pinnacle Bank	128-12-0-A-142.00-CO
320 Old Hickory Boulevard Unit 1804	150 3RD Ave So., #900	
Nashville TN 37221	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patrick M. Spears, married** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Loretta J. Black, an unmarried woman hereinafter called the Grantees, their successors 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. 142, on the Plan of A Horizontal Property Regime, Section 3, Phase 1B, Eagle Ridge at the Reserve, as established by and shown as Exhibit "A" to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 17 to the Master Deed, of record in Instrument No. 20030108-0003690, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Patrick M. Spears, unmarried by deed from Cynthia J. Cutler, unmarried, dated October 24, 2012, recorded November 6, 2012, of record in Instrument No. 20121106-0102092, Register's Office for Davidson County, Tennessee.

Laura L. Spears, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> **This property is improved property known as 320 Old Hickory Boulevard Unit 1804, Nashville, TN 37221.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 31st day of December, 2015.

Patrick M. Spears

Laura L. Spears

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Patrick M. Spears and wife Laura L. Spears,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 31st day of December, 2015.

Notary Public

ERIC D. HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 6/29/16

True Copy Certification

I, Shannon C. Sylvester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of MAURY

Personally appeared before me, SHERRI ANN CHURCH a notary public for this county and state, Shannon C. Sylvester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/18/18

{Notary' Seal}

