WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HEATHER F. S. FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

BILL GARRETT, Davidson County
Trans:T20160050395 DEEDWARR
Recvd: 06/14/16 13:52 2 pgs
Fees:13.00 Taxes:440.30
20160614-0060212

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael K. Spears and Colleen C. Spears	Michael K. Spears and Colleen C. Spears	161 05 0A 043.00
(NAME)	(NAME)	
824 Ashlawn Place	824 Ashlawn Pl	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Nineteen Thousand And No/100 Dollars ($119,000.00), cash in hand paid by the hereinafter named Grantees, and other good** and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Luis E. Barriga, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael K. Spears and Colleen C. Spears, husband and wife**, 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: **a/k/a Luis E. Barraga

Land in Davidson County, Tennessee, being unit B-24 as shown on exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums of record in Book 6607, page 596, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made, together with an individual percentage interest in the common elements appurtenant to said unit, as set forth in the said Master Deed.

Being the same property conveyed to Luis E. Barraga by Special Warranty Deed from Bank of New York, CWABS, Inc. dated September 17, 2003 and recorded October 3, 2003 as Instrument No. 200310030146567, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 824 Ashlawn Place, Nashville, TN 37211

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, has 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 9th day of June, 2016.

Luis E. Barriga

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Luis E. Barriga the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2016.

Notary Public

My Commission Expires:

(SEAL)

HEATHER F. S. FLEMING
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-06-2019

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