BILL GARRETT, Davidson County
Trans:T20160077392 DEEDWARR
Recvd: 09/02/16 14:46 2 pgs
Fees:13.00 Taxes:499.50
20160902-0092832

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2016.

Notary Public

(Notary Stamp)

My commission expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Cody T. Marlow, a married man	**Cody T. Marlow, a married man**	**044-13-0-005.00**
817 Anita Drive	**817 Anita Drive**	
Old Hickory, TN 37138	**Old Hickory, TN 37138**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Linda H. Spears, widow

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Cody T. Marlow, a married man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Section Four, The Knoll of record in Plat Book 2854, Page 111, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 58 fronts 115 feet on the northeasterly side of Anita Drive and extends back 190 feet on the southeasterly line and 310 feet on the northwesterly line to a dead line, measuring 166.5 feet thereon.

Being the same property conveyed to Kenneth B. Spears and wife, Linda H. Spears by Warranty deed from Ronnie E. Williams and wife Carol A. Williams of record in Book 5332, page 131, Register's Office for Davidson County, Tennessee, dated August 29, 1978 and recorded on August 31, 1978. Kenneth B. Spears having since died.

This is X improved ☐ unimproved property known as **817 Anita Drive, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 the Grantor has hereunto executed this instrument on this the 31st day of August, 2016.

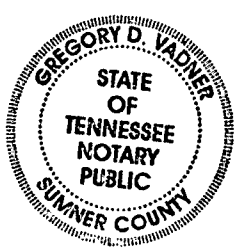
Linda H. Spears

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Linda H. Spears, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of August, 2016.

Notary Public
My Commission Expires: 4-24-19



SolomonParks File No. 616212