BILL GARRETT, Davidson County
Trans:T20170026256 DEEDWARR
Recvd: 03/29/17 09:13 2 pgs
Fees:13.00 Taxes:1735.30
20170329-0030337

# WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $469,000.00.

Affiant

Subscribed and sworn to before me, this the 20 day of Mar., 2017.

Notary Public

My commission expires:
(AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| John Kabbes<br>Robyn Fischer | New Owner | Map 081-16-0 Parcel 691.00 |
| 110 Greensview Dr<br>Cary, NC 27518 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Andrew Spears and Chetney Mortland Spears, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**John Kabbes, unmarried, and Robyn Fischer, unmarried, as joint tenants with right of survivorship**

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 part of Lot No. 180 on the Plan of Judge John McNary's Mansion House Tract, as of record in Minute Book "D", Page 593, Chancery Court of Nashville, Tennessee, and on the front fly leaf of Book No. 9, Register's Office for Davidson County, Tennessee, described as follows:**

**Beginning on the northerly margin of Jackson Street 50 feet easterly from the easterly margin of 10th Avenue North, formerly Bellville Street; thence with the northerly margin of Jackson Street, easterly 34 feet to Mitchell's southwest corner; thence with Mitchell's westerly line northerly 129 feet, more or less, to the southerly margin of an alley, westerly 34 feet to a point 50 feet easterly from the easterly margin of 10th Avenue North; thence southerly 129 feet, more or less, to the beginning.**

**Being the same property conveyed to Andrew Spears, unmarried, as to an undivided 50% interest and Chetney Mortland, unmarried, as to an undivided 50% interest, as joint tenants with right of survivorship by Deed from Alan Huffman and Kyshawn Bowls Huffman, married, of record in Instrument No. 20131231-0131064, Register's Office for Davidson County, Tennessee. The said parties having since married and Chetney Mortland is now known as Chetney Mortland Spears.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) The Plan of record in Minute Book "D", Page 593 Chancery Court of Nashville, TN and on the front fly leaf of Book 9, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 9183, Page 130, and amended and supplemented in Book 11625, Page 280, and Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year which have been prorated and assumed by the Grantee.**

This is improved (_X__) Unimproved (____) property, known as **928 Jackson Street, Nashville, TN 37208**

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 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 my/our hand(s) this 20th day of March, 2017.

Andrew Spears

Chetney Mortland Spears

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Andrew Spears and Chetney Mortland Spears,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of March, 2017.

**Notary Public**

**My Commission Expires:** 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.