WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170045859 DEEDWARR
Recvd: 05/31/17 09:01 2 pgs
Fees: 13.00 Taxes: 777.00

20170531-0053745

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
James B. Rowland		Parcel ID:
3108 Bridgepoint Dr.	new owner	059040A00700
Nashville, TN 37207		

FOR AND IN 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

Rachel K. Speller and Dalton Speller, wife and husband

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

James B. Rowland , unmarried

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(s) 155, as shown on the map entitled Brookview Subdivision, Phase 1, of record as Instrument No. 20050209-0015100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rachel K. Speller and Dalton Speller, wife and husband, by deed from Rachel Kingsbury, unmarried, of record in Instrument 20150625-0061272, said Register's Office, dated June 10, 2015.

This conveyance is subject to Restrictions and By-Laws of record in in Instrument 20050207-0013977, amended in Instrument 20050311-0027337; Instrument 20051102-0132731; Instrument 20060512-0055855; and Instrument 20060512-0055856, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20050209-0015100, said Register's Office; (3) All matters of record in Plat Book 843, Page 57, said Register's Office; (4) Sewer Easements of record in Book 5055, Page 368; Book 5750, Page 91; Book 6764, Page 59; Book 11472, Page 960, said Register's Office; (5) Storm Water Detention Agreement of record in Instrument 20050208-0014672, said Register's Office; (6) 25 Foot Private Road Easement of record in Book 667, Page 206, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3108 Bridgepoint Dr., Nashville, TN 37207

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.

***and Certificate of Correction at Instrument No. 20050826-0102256**

Witness our hands this 25th day of May, 2017.

Rachel K. Speller

Dalton Speller

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel K. Speller and Dalton Speller, 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.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of May, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.