THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411673** Davidson County DEEDWARR Recvd: 06/02/17 16:11 3 pgs Fees:18.00 Taxes:1905.50 **20170602-0055487**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me, this 2nd day of June, 2017. Notary Public My Commission Expires: 11/10/2019

NOTARY PUBLIC NELSON LARGE TN WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Michael Spear and Ann Sweeney 1306 Lillian Street Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-13-0-147.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine S. Prevost, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ann Sweeney and Michael Spear, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 115, as shown on the map entitled Plan of East Edgefield, of record in Plat Book 21, page 147, 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 WILLIAM PAUL PREVOST, a 55% undivided interest and KATHERINE S. PREVOST, a 45% undivided interest, by deed from A & C INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND TENNESSEE REGIONAL HOLDING LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20130314-0025496 , dated March 8, 2013 , said Register's Office.

WILLIAM PAUL PREVOST and KATHERINE S. PREVOST, conveyed their interest to WILLIAM PAUL PREVOST, TRUSTEE OF THE WILLIAM PAUL PREVOST TRUST AGREEMENT DATED OCTOBER 15, 2009, a 55% undivided interest and KATHERINE S. PREVOST, a 45% undivided interest, by quitclaim deed of record in Instrument No. 20130314-0025498, dated March 8, 2013, said Register's Office.

WILLIAM PAUL PREVOST, TRUSTEE OF THE WILLIAM PAUL PREVOST TRUST AGREEMENT DATED OCTOBER 15, 2009, a 55% undivided interest conveyed his interest to KATHERINE S. PREVOST, by quitclaim deed of record in Instrument No. 20170519-0049749, dated May 18, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 083-13-0-147.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 21, page 147, said Register's Office.
This is improved property located at 1306 Lillian Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of June, 2017.

Katherine S Prevost

Katherine S. Prevost

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine S. Prevost, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

