Bill Garrett Davidson County
Batch# 4780 DEEDWARR
09/26/2017 08:57:01 AM 2 pgs
Fees: $13.00 Taxes: $841.75
20170926-0098244

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2853184

Return to:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: E-BE-17-3022

STATE OF TN
COUNTY OF Davidson

The actual consideration or value for this transfe greater, is $ 227,500.00

Affiant

Subscribed and sworn to me, this the 22 day of September, 2017

Notary Public

My commission expires: 10-7-19

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Address:	Property owner:	Mail tax bills to:	Parcel ID:
3022 Whitland Crossing Drive NASHVILLE, TN 37214	Stephanie Crawford 2624 Bluefield Ave Nashville TN 37214	New Owner	096-09-0B-011.00-CO

THIS INDENTURE is made effective the 21ST day of August, 2017, by **David Spears, married,** First Parties, for the purpose of conveying the premises described herein to James Crawford and Stephanie Crawford Husband and Wife, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

Ann

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A certain townhome located in Davidson County, Tennessee, being Unit No. 3022 of Donelson's Place, a Horizontal Property Regime With Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Protective Covenants, Conditions and Restrictions establishing Donelson's Place, a Horizontal Property Regime With Private Elements of record in Instrument Number 20070703-0079564, as amended by First Amendment in Instrument Number. 20070712-0083113, Second Amendment in Instrument Number 20070816-0098067, Third Amendment in Instrument Number 20101026-0085599, Third Amendment as corrected by Scrivener's Affidavit in Instrument No. 20101112-0091023, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Revised Exhibit "B" to said First Amendment to the Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Revised Exhibit "C" to said First Amendment to the Declaration.

Being the same property conveyed to David Spears, Unmarried by Warranty deed from Evan R. Brownie and wife, Jennifer Lynn Brownie of record in Instrument No. 20140805-0070011 Register's Office for Davidson County, Tennessee, dated July 29, 2014 and recorded on August 8, 2014. (Value of consideration shown in aforementioned deed $174,900.00.) Being also known as 3022 Whitland Crossing Drive Nashville, Tennessee 37214.

Karina Spears, wife of David Spears, First Parties herein, joins in the execution of this Warranty Deed for the express purpose of conveying any and all marital rights which she may have in and to the above described property by virtue of her marriage to the said David Spears, but does not join in the covenants and warranties contained herein

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions establishing Donelson's Place, a Horizontal Property Regime With Private Elements of record in Instrument Number 20070703-0079564, as amended by First Amendment in Instrument Number. 20070712-0083113, Second Amendment in Instrument Number 20070816-0098067, Third Amendment in Instrument Number 20101026-0085599, Third Amendment as corrected by Scrivener's Affidavit in Instrument No. 20101112-0091023; Charter for Donelson's Place Owners' Association, Inc. of record in Instrument No. 20070703-007944; Stormwater Detention Agreement of record in Instrument No. 20070302-00256634; Plan of record as Instrument Number 20060531-0063577, as amended by Instrument No. 20070430-0051183 (underlying plats), all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2017, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

David Spears

Karina Spears

STATE OF TN)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **David Spears**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 21 day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 5/8/18

KAILA JUDKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

STATE OF TN)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Karina Spears**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 21 day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 5/8/18

KAILA JUDKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018