THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M176863

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of September, 2017.

Notary Public

My Commission Expires:

M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Bill Garrett Davidson County
Batch# 6320 **DEEDWARR**
10/02/2017 10:42:54 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20171002-0100378

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Darryl MacQuarrie Kelsi MacQuarrie 1246 Ascot Lane Franklin, TN 37064	New Owner	058-11-0-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Eric G. Spears and Lolita G. Spears, being the heirs at law for Josephine B. Spears, deceased**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Darryl MacQuarrie and Kelsi MacQuarrie, Husband and Wife**, hereinafter called the Grantee, his 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 No. 16 on the Plan of Gold Key Estates, Section 2, as of record in Book 3842, page 265, Register's Office for said County, described as follows:

BEGINNING at a point being a concrete monument placed in the northeasterly margin of Drakes Branch Road; said point being the southwesterly corner of Gold Key Estates; Section 1; thence along the said margin of Drakes Branch Road, North 43° 35' west 207.00 feet to a concrete monument placed at the beginning of a curve to the right having a radius of 25.00 feet; thence around said curve in a northwesterly direction 39.27 feet to a concrete monument placed in the southeasterly margin of an unnamed street; thence along the said margin of said street, north 46° 25' east and passing a concrete monument at 33.0 feet total distance of 185.47 feet to a concrete monument; thence leaving said unnamed street, south 37° 56' 50" east 225.60 feet to a concrete monument placed in the northwesterly line of said Gold Key Estates, Section 1, thence with a line south 46° 25' west, 188.06 feet to the point of beginning.

Being the same property conveyed to Marion H. Spears, Jr. and wife, Josephine B. Spears by Warranty Deed from Cumberland Builders, Inc., dated September 8, 1971, recorded September 9, 1971, of record in Book 4535, page 610, Register's Office for Davidson County, Tennessee. Marion H. Spears died on November 5, 2003 leaving Josephine B. Spears as surviving tenant by the entirety. Josephine B. Spears died intestate on November 8, 2009 and was survived by her three children, Brian G. Spears, Eric G. Spears and Lolita G. Spears. Brian E. Spears died intestate on August 4, 2016 and at the time of his death he was unmarried and without children. Pursuant to the Affidavits of Heirship for Josephine B. Spears and Brian E. Spears recorded in Instrument No. 20170927-0098975, Register's Office for Davidson County, Tennessee, and by intestate succession the property was now vested to Eric G. Spears and Lolita G. Spears.

This is improved property located at: 4760 Drakes Branch Road, Nashville, TN 37218

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 28 day of September, 2017.

Eric G. Spears

Lolita G. Spears

STATE OF Georgia

COUNTY OF Fulton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Eric G. Spears**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28 day of September, 2017.

ENERO J. COOPER
Notary Public - State of Georgia
Clayton County
My Comm. Expires Mar. 27, 2019

Notary Public
My Commission expires: 3-27-19

STATE OF Georgia

COUNTY OF Fulton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Lolita G. Spears**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28 day of September, 2017.

ENERO J. COOPER
Notary Public - State of Georgia
Clayton County
My Comm. Expires Mar. 27, 2019

Notary Public
My Commission expires: 3-27-19