THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 21111 **DEEDWARR**
11/02/2017 09:57:08 AM 2 pgs
Fees: $13.00 Taxes: $1,618.75

20171102-0112421

Nashville, TN 37212
FILE #: 0-1183-17-704

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $437,500.00

Jessica Wallen Spears
Affiant

Subscribed and sworn to before me, this 27th day of October, 2017.

Notary Public
My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cassandra R. Waddell 704 CENTERPOINT LN Nashville TN 37209-1066	New Owner	Tax Parcel ID No. 091150E03300CO

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, **Justin Spears and Jessica Wallen now known as Jessica Wallen Spears, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cassandra R. Waddell, an unmarried woman,** ("Grantees"), its 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 Unit 33, Richland Station, as shown on Declaration of Covenants, Conditions and Restrictions as recorded at Instrument No. 20140213-0012916, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Justin Spears and Jessica Wallen, husband and wife by Warranty Deed from Richland Station, LLC, recorded on the 13th day of February, 2015 in Instrument No. 20150213-0013389, in the Register's Office of Davidson County, Tennessee.

Jessica Wallen and Jessica Wallen Spears being one and the same person.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REALTY SAVINGS BANK & TRUST, as recorded in Plat Book 421, Page(s) 18 and RICHLAND STATION recorded at Instrument No. 20140221-0014719.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20140213-0012916.

Charter of Homeowners Association recorded at Instrument No. 20140213-0012915.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 5756, Page 615.

Easement for Storm Water, recorded in Book 1711, Page 486.

Unrecorded Sewer Easement referenced in Deeds recorded in Book 4418, Page 756 and Book 7791, Page 254.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20131122-0120386.

This is improved property located at 704 CENTERPOINT LN Nashville, TN 37209-1066.

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

And Grantor covenants that it 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, 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 27th day of October, 2017.

Justin Spears

Jessica Wallen NKA Jessica Wallen Spears

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin Spears and Jessica Wallen NKA Jessica Wallen Spears, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2017.

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: _____