BOX 10-B

Bill Garrett Davidson County
Batch# 119437 **DEEDWARR**
07/24/2018 08:05:49 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20180724-0071785

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRADLEY J. BARS, ET UX	**WELLS FARGO HOME MORTGAGE**	**091-15-0-175.00**
(NAME) **303 51ST AVE., NORTH**	(NAME) **P. O. BOX 51162**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **LOS ANGELES, CA 90051-5462**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, JERRY L. SPEARS AND WIFE, SHIRLEY A. SPEARS, SARAH J. NEIGHBORS, A SINGLE PERSON, AND MICHAEL A. SPEARS, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY J. BARS AND ALEXANDRIA B. BARS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND/OR 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 part of Block 11 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at the southwest corner of 51st Avenue North, as now established, formerly 10th Street, and the first alley North of Nevada, formerly Third Avenue; thence with the southerly margin of said alley, westwardly 145 feet; thence southwardly and parallel to 51st Avenue North, 50 feet; thence eastwardly 145 feet to the westerly margin of 51st Avenue North; thence with said Avenue, northwardly 50 feet to the beginning.

Being the same property conveyed to JOHNNIE SPEARS AND WIFE, JEAN T. SPEARS, by deed from HERSCHEL SINGLETON AND WIFE, NAOMI SINGLETON, of record in Book 2392, page 543, dated March 24, 1955, said Register's Office. The said Johnnie Spears having since died on or about February 28, 2012, leaving Jean T. Spears the surviving tenant by the entirety. Jean T. Spears further conveyed her interest to JERRY L. SPEARS AND WIFE, SHIRLEY A. SPEARS, SARAH J. NEIGHBORS, A SINGLE PERSON AND MICHAEL A. SPEARS, A SINGLE PERSON, by quitclaim deed of record in Instrument No. 20140116-0004309, dated June 28, 2013, said Register's Office. JERRY L. SPEARS AND WIFE, SHIRLEY A. SPEARS, SARAH J. NEIGHBORS, A SINGLE PERSON AND MICHAEL A. SPEARS, A SINGLE PERSON further conveyed A LIFE ESTATE UNTO JEAN T. SPEARS, by quitclaim deed of record in Instrument No. 20150921-0095875, dated September 21, 2015, said Register's Office. The said Jean T. Spears having since died on or about January 2, 2017, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 421, page 8 and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **303 51ST AVENUE NORTH, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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.

Witness our hands this 20th day of July, 2018.

JERRY L. SPEARS

SHIRLEY A. SPEARS

SARAH J. NEIGHBORS

MICHAEL A. SPEARS

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 **Jerry L. Spears, Shirley A. Spears, Sarah J. Neighbors, and Michael A. Spears,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of July, 2018.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public