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

CRT File No. 180616570

Bill Garrett Davidson County
Batch# 125116 DEEDWARR
08/07/2018 09:59:55 AM 2 pgs
Fees: $13.00 Taxes: $2,667.70

20180807-0077433

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $721,000.00.

Affiant

Subscribed and sworn to before me, this23rd day of July, 2018.

Notary Public
My Commission Expires: 11-8-21

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shawn McSpadden 1511 Sweetbriar Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 11704011300

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, **Julie M. Boos, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shawn McSpadden, an unmarried man**("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 the Westerly 50 feet of Lot No. 106 on the Plan Of Belmont Land Company's Plan of Lots, as of record in Plat Book 421, Page 34, Register's Office for County, Tennessee.

Said part of Lot No. 106 fronts 50 feet on the Southerly side of Sweetbriar Avenue and runs back between parallel lines, 301 feet to a dead line.

Being the same property conveyed by Warranty Deed from Andrew Eric Radbill and wife, Rachel Claire Radbill to Julie M. Boos, a single woman as recorded on the 30th day of April, 2018 in Instrument No. 20180430-0040697 and Warranty Deed from Richard G. Key and wife, Laura B. Key to Andrew Eric Radbill and wife, Rachel Claire Radbill as recorded on the 28th day of June, 2010 in Instrument No. 20100628-0050261, in the Register's Office of Davidson County, Tennessee.

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 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND COMPANY'S PLAN OF LOTS, as recorded in Plat Book 421, Page(s) 34.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1511 Sweetbriar Avenue Nashville TN 37212

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 23rd day of July, 2018.

Julie M. Boos

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julie M. Boos, 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 23rd day of July, 2018.

Notary Public

My Commission Expires: _____

