Bill Garrett Davidson County
Batch# 127455 DEEDWARR
08/10/2018 10:36:40 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20180810-0079100

Warranty Deed

EMILY MARGARET CROWDER NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $520,000.00 Affiant Subscribed and sworn to before me, this the 8th day of August, 2018. Notary Public My commission expires: 5/8/2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kevin J. Doherty Erin F. Doherty	New Owners	
401B North 17th Street	401B N. 17th St.	083-10-0-376.00
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICHARD A. SPECTOR AND JESSELYN Z. SPECTOR, HUSBAND AND WIFE, AND CHAYE A. SPECTOR NKA CHAYE EICHENBERGER, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN J. DOHERTY AND ERIN F. DOHERTY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 199 on the Map of McEwen Place of record in Plat Book 332, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chaye A. Spector, an unmarried woman, and Richard A. Spector and Jesselyn Z. Spector, husband and wife by Warranty deed from Wade Barnes, married of record in Instrument No. 20151008-0102928 Register's Office for Davidson County, Tennessee, dated October 02, 2015 and recorded on October 08, 2015.

Being the same property conveyed to Richard A. Spector and wife, Jesselyn Z. Spector, as to a 25% undivided interest, as joint tenants with common law rights of survivorship with Chaye A. Spector, an unmarried woman, as to a 75% undivided interest by Quitclaim deed from Chaye A. Spector, an unmarried woman, and Richard A. Spector and Jesselyn Z. Spector, husband and wife of record in Instrument No. 20151124-0119365 Register's Office for Davidson County, Tennessee, dated November 24, 2015 and recorded on November 24, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 401B North 17th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of August, 2018.

Richard A. Spector

Jesselyn Z. Spector

Chaye A. Spector NKA Chaye Eichenberger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Richard A. Spector and Jesselyn Z. Spector, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 3rd day of August, 2018.

Notary Public

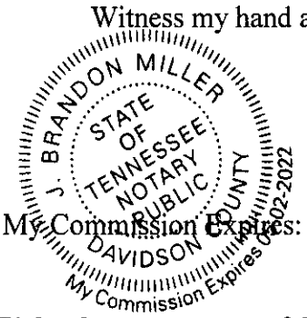
My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chaye A. Spector NKA Chaye Eichenberger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 8th day of August, 2018.



Notary Public

My Commission Expires:

Brian Eichenberger, spouse of Chaye A. Spector NKA Chaye Eichenberger, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Brian Eichenberger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Brian Eichenberger**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 8th day of August, 2018.

Notary Public

My Commission Expires:

