Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 15
Murfreesboro, TN 37129

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Name and Address of New Owner:
Kyle Pauley
7209 Ole Nottingham Dr.
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel 151-10-0A-092.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **ERIC A. SPEAR AND WIFE, SALLY A. SPEAR,** has this day bargained and sold and does hereby transfer and convey unto, **KYLE PAULEY, A SINGLE MAN,** his heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Villages of Long Hunter P.U.D., Phase 1, of record in Instrument No. 20010123-0006894, 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 Eric A. Spear and wife, Sally A. Spear by Warranty Deed from Ole South Properties, Inc., of record in Instrument No. 20020529-0064841, Register's Office for Davidson County, Tennessee, dated May 23, 2002 and recorded on May 29, 2002. (Value of consideration shown in aforementioned Deed $127,017.14)
>
> Being also known as 7209 Ole Nottingham Dr., Antioch, Tennessee 37013
>
> Subject to all matters shown on the Plan of record in Instrument No. 20010123-0006894; Subject to all matters shown on the PUD Boundary Plat of record in Instrument No. 20000207-0012630; By-Laws of record in Instrument No. 20041022-0127537; HOA Charter of record in Instrument No. 20010531-0056381 and Instrument No. 20010331-0056383; Sewer Easement of record in Instrument No. 20001030-0107415; Grant of Easement of record in Instrument No. 20000906-0088271 and Instrument No. 20000906-0088272; Easement for Ingress & Egress to cemetery of record in Book 1115, Page 302 and Book 1101, Page 457; TVA Line Easement of record in Book 2338, Page 406, Book 4446, Page 423 and Book 4535, Page 351; Water Main Easement of record in Book 8358, Page(s) 91 & 94 and Book 8197, Page 288; Easement in favor of Tennessee Telephone Company of record in Book 9661, Page 919; Subject to rights of others in and to the common areas and/or elements.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **KYLE PAULEY, A SINGLE MAN,** his heirs and assigns, forever.

Karen Y Johnson Davidson County
Batch# 137830 DEEDWARR
09/07/2018 08:44:45 AM 2 pgs
Fees: $13.00 Taxes: $777.00

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 28th day of August, 2018.

Eric A. Spear

Sally A. Spear

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Eric A. Spear and Sally A. Spear, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in ~~Antioch,~~ Murfreesboro, Tennessee, this 28th day of August, 2018.

MARY FLUTY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 11/20/24

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 28th day of August, 2018.

NOTARY PUBLIC
My Commission Expires: 11/20/24

MARY FLUTY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY