Karen Y Johnson Davidson County
Batch# 140391 **DEEDWARR**
09/13/2018 08:39:19 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20180913-0090738

(Notary Stamp)

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of September, 2018.

Notary Public

My commission expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Dustin G Summers	New Owner	**161050A04300CO**
824 Ashlawn Pl		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michael K Spears and Colleen C Spears, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Dustin G Summers, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. B-24 as shown on exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums of record in Book 6607, Page 596, amended in Book 7168, Page 550, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A-2" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Michael K. Spears and Colleen C. Spears, husband and wife, by Warranty Deed from Luis E. Barriga, a/k/a Luis E. Barraga, a single man, of record in Instrument No. 20160614-0060212, in the Register's Office of Davidson County, Tennessee, dated May 9, 2016.

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This is improved property known as **824 Ashlawn Pl, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of September, 2018.

Michael K Spears

Colleen C Spears

STATE OF Mississippi
COUNTY OF DeSoto

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Michael K Spears and Colleen C Spears, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 6th day of September, 2018.

Pamela D Williams
Notary Public
My Commission Expires: Aug. 21, 2020

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 117503 PAMELA D. WILLIAMS Commission Expires Aug. 21, 2020 DESOTO COUNTY

SolomonParks File No. 18-001260-526

SP 11/2015