Karen Johnson Davidson County
Batch# 186568 DEEDWARR
01/22/2019 10:38:38 AM 2 pgs
Fees: $13.00 Taxes: $947.20

20190122-0005881

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$256,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of January, 2019.

Notary Public

My commission expires: 8-20-2019

(AFFIX SEAL)

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hubert Young Spears, III and Jennifer Leach Spears	**NEW OWNER**	**102-07-0-107.00**
6608 Beacon Lane		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Hubert Y. Spears, Jr. and wife, Andrea Kay Spears

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hubert Young Spears, III and Jennifer Leach Spears, husband and wife,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 72, as shown on the map entitled Charlotte Park, Section 26, of record in Plat Book 3700, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 72 fronts 75.0 feet on the northwesterly side of Beacon Lane and extends back 226.38 feet on the northeasterly line and 233.37 feet on the southwesterly line to a dead line in the rear, which is a broken line, measuring a total of 87.26 feet thereon.

Being the same property conveyed to Hubert Y. Spears, Jr. and wife, Andrea Kay Spears, by deed from J. Douglas Wright, Jr. and wife, Marilyn Joan Wright, of record in Book 4206, page 891, dated January 22, 1968, said Register's Office. Hubert Y. Spears, Jr. having since died, the property is now vested in Andrea Kay Spears.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 6608 Beacon Lane, Nashville, TN 37209.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; 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 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.

Witness my/our hand(s) this 18th day of January, 2019.

Andrea Kay Spears

Andrea Kay Spears

State of Tennessee)
County of Davidson)

On this 18th day of January, 2019, before me personally appeared, **Andrea Kay Spears** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8.20.2019

Notary Public

