This Instrument Prepared by:
BARBARA J. MOSS
Elder Law of Nashville PLC
4525 Harding Pike, Suite 200
Nashville, TN 37205

From informatic

Karen Johnson Davidson County
Batch# 211643 DEEDWARR
03/29/2019 10:35:14 AM 3 pgs
Fees: $18.00 Taxes: $418.40

20190329-0028512

ADDRESS NEW OWNER(S):
David Alan Spear
810 Bellevue Road, Unit 245
Nashville, TN 37221

SEND TAX BILLS TO:
David Alan Spear
810 Bellevue Road, Unit 245
Nashville, TN 37221

MAP & PARCEL NO.
142-6B-245

FOR AND IN CONSIDERATION of $113,082.00, cash in hand paid, the receipt of which is hereby acknowledged, Danny Joe Spear and wife, Bonnie A. Spear,, by these presents does hereby convey unto **DAVID ALAN SPEAR**, to his heirs, successors and assigns, all their right title and interest in and to the following described tract of land:

Building No. 40, Unit No. 245, and Garage No(s). 4, on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, Page 128 through 130, Register's Office for Davidson County, Tennessee ("RODC") together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Pages 257 through 312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, and Book 5259, Page 5, RODC, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, Page 61, RODC, being part of the same property conveyed to Seller by Deed of record in Book 5052, Pages 951 through 954, RODC.

Being the same property conveyed to Danny Joe Spear and wife, Bonnie A. Spear, by the Peppertree Company by warranty deed recorded in Book 6030, Page 75 in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 810 Bellevue Road, Unit 245, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, grantee's heirs or assigns, forever. 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 as follo s:

(1) Taxes for 1983 which the Grantee hereby assumes and agrees to pay in full.

(2) The covenants and restrictions set forth in the Master Deed and By-Laws of record in Book 4834, Pages 257 through 312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, and Book 5259, Page 5, RODC, and the Charter of Creekside Meadows Associations, Inc., of record in Book 4836, Page 610, RODC.

(3) All easements and restrictions set forth on the Plan of Peppertree, Creekside Meadows Condominiums of record in Book 4675, Pages 128 through 130, RODC, rights-of-way and other easements, and zoning and other governmental laws and regulations.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS THE EXECUTION HEREOF this 28th day of March, 2019.

Danny Joe Spear, by Bonnie A. Spear, AIF

Danny Joe Spear, by Bonnie A. Spear, AIF

Bonnie A. Spear

Bonnie A. Spear

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On March 28th, 2019, personally appeared before me, Bonnie A. Spear, with whom I am personally acquainted who executed the foregoing instrument as the attorney in fact for her husband, Danny Joe Spear, for the purposes contained therein.

Witness my hand and official seal, this 28th day of March, 2019.

Bryson Eubanks
State of Tennessee Notary Public
Davidson County
My Commission Expires November 3, 2020

Bryson Eubanks

NOTARY PUBLIC

My Commission Expires: 11/03/2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On March 28th, 2019, personally appeared before me, Bonnie A. Spear, with whom I am personally acquainted who executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal, this 28th day of March, 2019.

Bryson Eubanks
NOTARY PUBLIC

My Commission Expires: 11/03/2020

Bryson Eubanks State of Tennessee Notary Public Davidson County My Commission Expires November 3, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $113,082.00.

Danny Joe Spear, by Bonnie A. Spear, AIF
Danny Joe Spear, by Bonnie A. Spear, AIF

Bonnie A. Spear
Bonnie A. Spear

Subscribed and sworn to before me, this the 28th day of March, 2019.

Bryson Eubanks
NOTARY PUBLIC

My Commission Expires: 11/03/2020

Bryson Eubanks State of Tennessee Notary Public Davidson County My Commission Expires November 3, 2020