Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 236846 DEEDWARR
05/31/2019 08:53:00 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20190531-0051665

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$750,000.00.**

Andrew Ellington Spears
Affiant

Subscribed and sworn to before me, this the 30th day of May, 2019.

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrew Ellington Spears **Chetney Mae Spears**	**OWNERS**	**Map 103-14-0-D Parcel 001.00co**
78 A Brookwood Terrace		
Nashville, TN 37205		

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,

Shelley L. Barrett and John D. Barrett, wife and husband

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

Andrew Ellington Spears and Chetney Mae 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, TO-WIT:

LAND in Davidson County, Tennessee, being Unit A as shown as Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 78 Brookwood, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record as Instrument No. 20151119-0117477, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shelley L. Barrett and John D. Barrett, wife and husband, by Deed dated June 21, 2017 from Cadence Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20170622-0062881, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Shelley L. Barrett and John D. Barrett, pursuant to Powers of Attorney executed by each of them on the 21st day of March, 2019, of record in Instrument No. 20190531-0051663 **and Instrument No.** 20190531-0051664**, Register's Office for Davidson County, Tennessee.**

Conveyance of the above described property is subject to the following: 1) The Plan as shown as Exhibit C in the Declaration of Covenants, Conditions and Restrictions of record as shown in Instrument No. 20151119-0117477 , said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions, By-Laws & Title Certificate for Homes at 78 Brookwood Terrace, a Horizontal Property Regime with Private Elements-, of record in Instrument No. 20151119-0117477, Register's Office for Davidson County, Tennessee. 3) All matters as shown on the Plan of record in Book 3300, Page 73, said Register's Office. 4) Current Taxes prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **78 A Brookwood Terrace, Nashville, TN 37205**

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 that 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 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 GRANTEES, their 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 **30th** day of **May, 2019.**

Shelley L. Barrett by Andrew Wood ATTORNEY IN FACT

Shelley L. Barrett by Andrew Wood, Attorney-in-Fact

John D. Barrett by Andrew Wood ATTORNEY IN FACT

John D. Barrett by Andrew Wood, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of May, 2019, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Andrew Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Shelley L. Barrett and John D. Barrett, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Shelley L. Barrett and John D. Barrett, for the purpose therein contained, by signing the name of Shelley L. Barrett and John D. Barrett, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **May, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21