Karen Johnson Davidson County
Batch# 376445 DEEDWARR
03/24/2020 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20200324-0031830

#35321

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF March, 2020. Notary Public MY COMMISSION EXPIRES: October 2, 2023 (AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

THIS INSTRUMENT WAS PREPARED BY Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215		
File No.: 2020-GTE-212		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gordon B. Spears	Ben and Kelly Spears	103-04-0-353.00
(NAME)	(NAME)	
4101 Utah Avenue	4101 Utah Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Angela Shields, an unmarried woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to (i) **Gordon B. Spears and Kelly Spears, husband and wife,** as to an unidvidied 50% interest as tenant in common, and (ii) **Michael Lawrence Spears,married** as to an unidvidied 50% interest as tenant in common (the "**Grantees)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot 83, WEST END ANNEX AS SUBDIVIDED BY THE SYLVAN PARK LAND CO., as shown on plat of record in Plat Book 332, Page 61, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said part of Lot No. 83 fronts 50 feet on the Southerly side of Utah, formerly 7th Street, and runs back between parallel lines along the Westerly margin of 41st Avenue North, formerly Sylvan Street 163.3 feet to a 20 foot alley in the rear.

Being the same property conveyed to Angela Shields, an unmarried woman, by Warranty Deed from David A. Coode and spouse, Beth M. Coode, of record in Instrument No. 20151216-0126321, in the Register's Office of Davidson County, Tennessee, dated December 15, 2015 and recorded December 16, 2015.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2020 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 4101 Utah Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed effective as of the 23rd day of March, 2020.

GRANTOR:

Angela Shields

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Angela Shields, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 23 day of March, 2020.



Notary Public

My Commission Expires: 3/8/2022

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

