File 33424-8

Box 14

Prepared by:
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Karen Johnson Davidson County
Batch# 443859 DEEDWARR
07/24/2020 12:33:41 PM 3 pgs
Fees: $18.00 Taxes: $1,846.30

20200724-0081609

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $499,000.00

Affiant

Subscribed and sworn to before me this 23 day of July, 2020.

Notary Public
My commission expires: 5/9/23

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Timothy Spears and Jerry Spears	Caliber Home Loans PO Box 650856 Dallas, TX 75265-0856	172-09-0A-118.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Michael P. Dotson and Haley Anne Dotson, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Timothy Spears and Jerry Spears, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 118 on the Plan of Banbury Crossing, Section Three, a Planned Unit Development, of record in Book 9700 Pages 665 and 666, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael P. Dotson and wife Haley A. Dotson, a ½ undivided interest and Stephen J. Suggs, Trustee of the Haley Anne Suggs 2010 Trust, a ½ undivided interest of record in Instrument No. 20150122-0006181, Register's Office for Davidson County, Tennessee, and dated January 16, 2015. Stephen J. Suggs conveyed his ½ interest to Michael P. Dotson and Haley Anne Dotson by Quitclaim Deed, of record in Instrument No. 20190225-0016489, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Sanitary Sewer/Storm Drainage Agreement of record in Book 11213 Page 82 Register's Office for Davidson County, Tennessee.

2. Storm Water Detention Agreement of record in Book 10633 Page 330 Register's Office for Davidson County, Tennessee.

3. Grant of Transmission Line Easement to Tennessee Valley Authority/United States of America of record in Book 1174 Page 153 and Book 2438 Page 392 Register's Office for Davidson County, Tennessee.

4. All matters appearing on the plan of Banbury Crossing of record in Plat Book 9700 Pages 665 and 666 Register's Office for Davidson County, Tennessee.

5. Charter of Banbury Crossing Homeowners Association of record in Book 11187 Page 575 Register's Office for Davidson County, Tennessee.

6. By-Laws of Banbury Crossing Homeowners Association of record in Instrument No. 20020610-0070239 Register's Office for Davidson County, Tennessee.

7. Subject to the Covenant, Condition, or Restriction, recorded in Book 4148 Page 75, Book 10369 Page 48, Book 10962 Page 516, Book 11218 Page 180, Instrument No. 20010523-0053234, 20030728-0105031, and 20051020-0126681 Register's Office for Davidson County, Tennessee.

This property is improved property known as 717 North Wickshire Way, Brentwood, TN 37027

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 23rd day of July, 2020.

Michael P. Dotson 7/23/20

Michael P. Dotson

Haley Anne Dotson 7/23/20

Haley Anne Dotson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of July, 2020, before me personally appeared Michael P. Dotson and Haley Anne Dotson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of July, 2020.

Notary Signature
My commission expires: 2/12/23

