Box 14
33751-4

WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 487724 **DEEDWARR** 10/01/2020 01:50:39 PM 2 pgs Fees: $13.00 Taxes: $1,176.60 20201001-0113614	The actual consideration or value, whichever is greater, for this transfer is **$318,000.00.** Affiant Subscribed and sworn to before me, this the 28th day of September, 2020. Notary Public My commission expires: 4/8/21 (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
John T. Gregath, d/b/a J & L Investments, a Tennessee sole proprietorship	**"NEW OWNER"**	**156-01-0-D-003.00co**
5001 Tracway Drive		
Nashville, TN 37221		

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,

Robert Spinelli and wife, Elizabeth Spinelli

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

John T. Gregath d/b/a J & L Investments, a Tennessee sole proprietorship

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 Lot No. 3 on the Final Plat of Brook Glen, a Planned Unit Development, of record in Plat Book 9700, Page 128, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert Spinelli and wife, Elizabeth Spinelli by Deed dated January 31, 2008 from William O. West and wife, Kim G. West, of record in Instrument No. 20080201-0010577, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 9700, Page 128, 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 for Brook Glen, of record in Book 10276, Page 283, Register's Office for Davidson County, Tennessee.**

3) **Charter of Brook Glen Homeowners' Association, Inc. of record in Book 10477, page 552, Register's Office for Davidson County, Tennessee.**

4) **All matters shown on the P.U.D. Boundary Plat of Brook Glen of record in Plat Book 7900, page 828, Register's Office for Davidson County, Tennessee.**

5) **Agreement for Dedication of Easement for Public Water Line, of record in Book 4816, page 971, Register's Office for Davidson County, Tennessee.**

6) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 7717 Brook Glen Way, 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 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 28th day of September, 2020.

Robert Spinelli

Elizabeth Spinelli

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert Spinelli and Elizabeth Spinelli,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **September, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21