WARRANTY DEED

Karen Johnson Davidson County
Batch# 645315 DEEDWARR
05/27/2021 12:59:57 PM 2 pgs
Fees: $13.00 Taxes: $1,350.13

20210527-0071999

Y-SB-P-21-6666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deborah A. Epley	**New Owner**	
(NAME)	(NAME)	**129-14-0A-049.00-CO**
6666 Brookmont Terrace #505		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT W. SPEARS AND JANE Q. SPEARS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEBORAH A. EPLEY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Number 505, Wessex Towers Condominium Apartments, as shown on Plat of record in Plat Book 5200, Page 142-143, as established under Master Deed of record in 5414, page 634, as amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 6935, page 829, and re-recorded in Book 9935, page 486, Book 10705, page 777 and Instrument No. 20011127-0129399, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Robert W. Spears and Jane Q. Spears, husband and wife by Warranty deed from Shawn Damirian and Mojgan Damirian, husband and wife of record in Instrument No. 20140218-0013538 Register's Office for Davidson County, Tennessee, dated February 14, 2014 and recorded on February 18, 2014.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 142 and 143, Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Book 5412, Page 451 and Book 5414, Page 660, in the Register's Office for Davidson County, Tennessee.
- Lease Agreement of record in Book 10454, Page 533, in the Register's Office for Davidson County, Tennessee.
- Lease Agreement of record in Instrument Number 20000525-0052237 and Instrument No. 20151006-0101536, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC of record in Instrument Number 20171127-0120861, in the Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Wessex Towers Condominium of record in Book 5414, Page 634, amended in Book 5599, Page 39, Book 5792, Page 982, Book 6478, Page 742, Book 9935, Page 486, Book 10705, Page 777, Instrument No. 20080624-0065008, Instrument No. 20120516-0042527, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- By-Laws of record in Book 5414, Page 653, amended in Instrument No. 20011127-0129399, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6666 Brookmont Terrace #505, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 shal be applicable to all genders.

Witness my/our hand(s) this the 24th DAY OF MAY, 2021.

Robert W. Spears by Jane Quillman Spears, attorney in fact

Robert W. Spears by Jane Quillman Spears,
Attorney-In-Fact

Durable Power of Attorney filed of record in Instrument No. 20200311-0027332 on March 11, 2020, Register's Office for Davidson County, Tennessee.

Jane Q. Spears

Jane Q. Spears

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANE QUILLMAN SPEARS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ROBERT W. SPEARS, and who acknowledged she executed the same as the free act and deed of the said ROBERT W. SPEARS.

Witness my hand and official seal, this the 24th of May, 2021.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANE Q. SPEARS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of May, 2021.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37206