WARRANTY DEED

Karen Johnson Davidson County
Batch# 738046 DEEDWARR
10/18/2021 09:04:40 AM 2 pgs
Fees: $13.00 Taxes: $1,643.73

20211018-0139299

State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is **$444,250.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2021.

Notary Public

My commission expires: 2/26/23

(AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Thomas Wesley Spears **Olivia Spears**	New Owner	**Map 147-01-0 Parcel 083.00**
320 Lynn Drive		
Nashville, TN 37211		

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,

Andrew Whitlock and Emily Whitlock, husband and wife

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

Thomas Wesley Spears, a married man, and Olivia Spears, an unmarried woman, as tenants in common with right of survivorship

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. 347 on the Plan of Section Three Caldwell Hall, of record in Plat Book 2900, Page 131, 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 Andrew Whitlock, an unmarried man, by Warranty Deed dated July 18, 2017 from Jared M. McCoig and Leah P. McCoig, husband and wife, of record in Instrument No. 20170719-0072942, Register's Office for Davidson County, Tennessee.

Emily Whitlock, spouse of the above named Andrew Whitlock, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2900, Page 131, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **320 Lynn Drive, Nashville, TN 37211**

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 **15th** day of **October, 2021.**

Andrew Whitlock

Andrew Whitlock

Emily Whitlock

Emily Whitlock

STATE OF TENNESSEE)
COUNTY OF Knox **)**

Personally appeared before me, a Notary Public of said County and State, **Andrew Whitlock and Emily Whitlock,** 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 Regions Knoxville, Tennessee, this **15th** day of **October, 2021.**

Andrea Dawn Warnick

Notary Public

ANDREA DAWN WARNICK
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

My Commission Expires: 8-29-2023