Karen Johnson Davidson County
Batch# 761270 DEEDWARR
11/24/2021 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20211124-0156563

File # 35258-8 BOX 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$1,025,000.00.** Affiant Subscribed and sworn to before me, this the 16th day of November, 2021. Notary Public My commission expires: 10-7-23 (AFFIX SEAL)

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE 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
Alan Willett	**Alan Willett**	**Map 103-14-0-D Parcel 001.00co**
78 A Brookwood Terrace	**78 A Brookwood Terrace**	
Nashville, TN 37205	**Nashville, TN 37205**	

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 Ellington Spears and Chetney Mae Spears, husband and wife

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

Alan Willett

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 Unit A as shown as Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 78 Brookwood, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record as Instrument No. 20151119-0117477, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andrew Ellington Spears and Chetney Mae Spears, husband and wife, by Deed dated May 30, 2019, from Shelley L. Barrett and John D. Barrett, wife and husband, of record in Instrument No. 20190531-0051665, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Andrew Ellington Spears and Chetney Mae Spears, pursuant to a Power of Attorney executed by them on the 12th day of November, 2021, of record in Instrument No. 202111240156561 and Instrument No. 202111240156562, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan as shown as Exhibit C in the Declaration of Covenants, Conditions and Restrictions of record as shown in Instrument No. 20151119-0117477 , 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, By-Laws & Title Certificate for Homes at 78 Brookwood Terrace, a Horizontal Property Regime with Private Elements-, of record in Instrument No. 20151119-0117477, Register's Office for Davidson County, Tennessee. 3) All matters as shown on the Plan of record in Book 3300, Page 73, said Register's Office. 4) Current Taxes prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **78 A Brookwood Terrace, Nashville, TN 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 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 **16th** day of **November, 2021.**

Andrew Ellington Spears by: JTC Atty in Fact

Andrew Ellington Spears by John T. Cook, Attorney-in-Fact

Chetney Mae Spears by: JTC Atty in Fact

Chetney Mae Spears by John T. Cook, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **John T. Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Andrew Ellington Spears and Chetney Mae Spears**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Andrew Ellington Spears and Chetney Mae Spears**, for the purpose therein contained, by signing the names of **Andrew Ellington Spears and Chetney Mae Spears**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **November, 2021.**

Diana D Aubin

Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

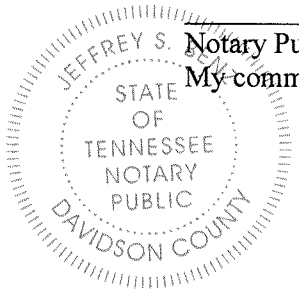
My Commission Expires: 10-7-23

I, Andrew T. Wood, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 16, 2021

Andrew T. Wood, Esq.

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of November, 2021.



Notary Public
My commission expires: 4/3/22