THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220139095** Karen Johnson Davidson County Batch# 802776 **DEEDWARR** 02/09/2022 11:48:19 AM 2 pgs Fees: $13.00 Taxes: $1,295.00 20220209-0014994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $350,000.00. Affiant Subscribed and sworn to before me, this 7th day of February, 2022. Notary Public My Commission Expires:

RYAN T. DAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner: Blaire Elaine Fowler and Joanne Massey 7252 Highway 70 South #302 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-07-0F-079.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark C. Spaniol, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blaire Elaine Fowler and Joanne Massey, as tenants in common with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 79, Unit No. 302, on the plan of BELLEVUE COMMONS TOWNHOMES, as shown as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of BELLEVUE COMMONS TOWNHOMES, a Horizontal Property Regime with Private Elements of record in Instrument No. 20000720-0071772, re-recorded in Instrument No. 20000828-0084760, and amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MARK C. SPANIOL, by deed from DWIGHT A. BOND, of record in Instrument No. 20170621-0062262 , dated June 15, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 142-07-0F-079.00 CO.

Declaration of Covenants, Conditions, Liens, Easements , ByLaws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20000720-0071772 and re-recorded in Instrument No. 20000828-0084760, and amended in Instrument No. 20060824-0104869, said Register's Office. Easements of record in Book 5202, page 732 and Book 7308, page 762, said Register's Office. Agreement for Dedication of Public Utilities Easement of record in Book 11426, page 63, said Register's Office.

Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20000310-0025049, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20000616-0060368, said Register's Office.

This is improved property located at 7252 Highway 70 South #302 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of February, 2022.

Mark C. Spaniol by Sam Coleman, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sam Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Mark C. Spaniol and that he is authorized by Mark C. Spaniol to execute this instrument on his behalf.

Witness my hand, at office, this 7th day of February, 2022.

Notary Public

My Commission Expires: _____

