This document prepared by (and after recording return to):

Name: Kevin D. Norwood
Firm/Company: Cumberland Law Group, LLPC
Address: Suite 10
1222 16th Ave. South
City, State, Zip: Nashville, TN 37212
Phone: 615-783-1520

Davidson County DEEDWARR
Recvd: 10/08/03 15:03 3pgs
Fees:18.00 Taxes:725.20

20031008-0149561

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Sandra deZevallos, formerly known as Sandra L. Flock, and husband, George C. deZevallos, ☒ married ☐ unmarried, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto Lonnie P. Spivak and wife, Staci G. Spivak, ☒ married ☐ unmarried, hereinafter referred to together as "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A"

The property has the street address in Davidson County of 7209 River Junction Drive, Tennessee 37221.

SUBJECT to all easements, rights-of-way, protective covenants, restrictions and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The source of title in Grantors is by deed recorded in the office of the Register of Deeds of Davidson County, Tennessee at Book 1164 Page 800.

The property is improved.

Taxes for tax year 2003 shall be ☒ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☐ paid by Grantee, or ☐ paid by Grantor.

****

State of Tennessee)
County of Davidson)

The actual consideration or true value, whichever is greater, for this transfer is $196,000.00.

print affiant name: Sandra deZevallos

Subscribed and sworn to before me, this the 3RD day of October, 2003.

Notary public (printed name: Jennie W Pinkelton)

My commission expires: 3-25-06

****

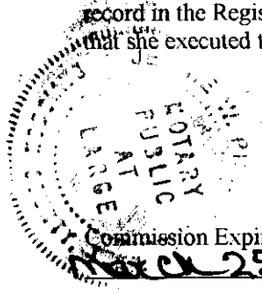
WITNESS Grantors' hands this the _____ day of October, 2003.

Sandra deZevallos, formerly
Sandra L. Flock, Grantor

George C. deZevallos, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3RD day of October, 2003, before me personally appeared Sandra deZevallos, with whom I am personally acquainted, who after being by me first duly sworn, upon her oath did depose and say that she is one and the same person as Sandra L. Flock, who is named as the Grantee in the Warranty Deed dated August 27,1999, of record in the Register's Office for Davidson County, Tennessee, Book 11646, Page 800, and who acknowledged that she executed the instrument set forth above as her free act and deed.



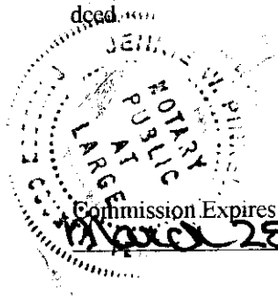
Notary Public

Printed Name: Jennie W Pinkelton

Commission Expires: March 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3RD day of October, 2003, before me personally appeared George C. deZevallos, with whom I am personally acquainted, who acknowledged that he executed the instrument set forth above as his free act and deed.



Notary Public

Printed Name: Jennie W Pinkelton

Commission Expires: March 25, 2006

Grantor(s) Name, Address, phone:

Sandra deZevallos and
George deZevallos
1201 Carl Seyfert Memorial Dr.
Brentwood, TN 37027
615-221-9090

Grantee(s) Name, Address, phone:

Lonnie P. Spivak and
Staci L. Spivak
7209 River Junction Drive
Nashville, TN 37221

Send tax statements to Grantees

Map-Parcel #
155-3-B-33

EXHIBIT A

Land in Davidson County, Tennessee, being Lot. No. 33 on the plan of River Park Estates, of record in Book 6250, Page 658 and 659, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sandra L. Flock by deed of record in Book 11646, Page 800, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.