WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~November 22, 2010~~ 7-24-10

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/14/09 15:22 2 pgs
Fees:13.00 Taxes:728.90
20090114-0003731

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Flowers	New Owner	83-9-3.00
(NAME)	(NAME)	
7 North 10th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Loura Spivey,

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

Chris Flowers,

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:

BEING a part of a tract of land marked D.D. Phillips Home, as shown on the Plan of D.D. Phillips Silverdene Subdivision, of record in Book 421, page 31, Register's Office for said County, and described according to a survey thereof made November 2, 1977, by R.L. Montoya, Surveyor, as follows:

Beginning at a concrete monument in the easterly margin of North 10th Street, said point being 57.67 feet from the intersection of Main Street and North 10th Street; thence North 28 deg. 45' 42'' West with the margin of North 10th Street a distance of 75.00 feet to a concrete monument; thence leaving said margin North 48 deg. 55' 58'' East a distance of 100.0 feet to a concrete monument; thence South 28 deg. 45' 42'' East a distance of 75.0 feet to a concrete monument; thence South 48 deg. 55' West a distance of 100.0 feet to the point of beginning.

Subject to a plan of record in Plat Book 421, Page 31, Register 's Office for said county.

Being the same property conveyed to Loura Spivey by Warranty Deed from Edward R. Hills and wife, Noralyn B. Hills, dated 8/30/95 of record in Book 9778, page 943, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 7 North 10th Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 29th day of December, 2008.

Loura Spivey

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

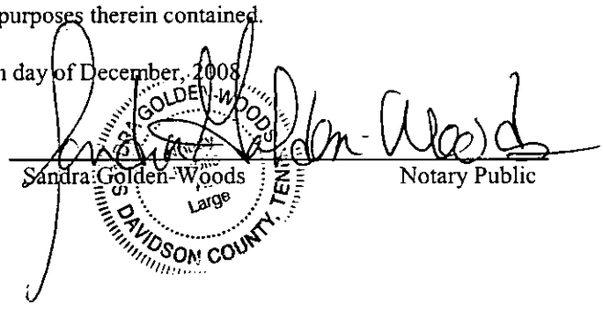
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Loura Spivey, the 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 at Nashville, Tennessee this 29th day of December, 2008.

Commission expires: November 22, 2010



Sandra Golden-Woods Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212