THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
CORBETT CROCKETT
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

AFFIANT

Subscribed and sworn to before me, this 2nd day of June, 2014.

Notary Public

My Commission Expires: 11/5/2016

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140038782 DEEDWARRSP
Recvd: 06/03/14 12:36 3 pgs
Fees:18.00 Taxes:3330.00
20140603-0047874

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Oscar Tivis Nelson, Jr. and Patricia Nelson c/o Watauga Title Co., Inc., QI 5110 Maryland Way, Ste. 120 Brentwood, TN 37027	SAME	Map: 91-14 Parcel: 178

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Nine Hundred Thousand Dollars and no/100 Dollars ($900,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **George N. Spiva,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **Oscar Tivis Nelson, Jr. and wife, Patricia Nelson,** hereinafter collectively called the Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land located in Councilmanic District 24, Nashville, Davidson, County, Tennessee and being part of lots no. 16 & 17 on the map of C. C. Vernon's farm subdivision as of record in plat book 161, page 164 R.O.D.C., Tn. and described according to a survey by R. L. Montoya land surveying dated June 22, 2012 as follows:

Beginning at iron rod (old) in the east margin of White Bridge Pike, said point being the north west corner of this tract, the south west corner of parcel 179, Spiva/Hill White Bridge Partners as of record in Inst. No. 20041206-0144889 R.O.D.C, Tn., thence, leaving the east margin of White Bridge Pike along the north line of this tract north 68 degrees 39 mints 27 seconds east 52.82 feet to a point in a creek, said corner being the north east corner of this tract and the north west corner of parcel 191, Laing Chan Vang & Paio-Fu as of record in

deed book 7805, page 290 R.O.D.C, Tn., thence, with the east line of this tract south 20 degrees 23 minutes 13 seconds east 158.42 feet to an iron rod (new) in the north margin of Lenox Avenue, thence, along said margin south 68 degrees 30 minutes 34 seconds west 66.67 feet to PK nail, thence, with a curve to the right having delta of 108 degrees 01 minutes 08 seconds, a radius of 24.00 feet, a length of 45.25 feet, a chord of north 57 degrees 28 minutes 52 seconds west 38.84 feet to a PK nail in the east margin of White Bridge Pike, thence, with said east margin with a cure to the left having a delta of 01 degrees 19 minutes 16 seconds, a radius of 5775.58 feet, a length of 133.17 feet, a chord of north 04 degrees 07 minutes 56 seconds west 133.16 feet to the point of beginning, containing 11,776.77 square feet, 0.27 acres more or less.

Being the same property conveyed to George N. Spiva, by deed of record in Instrument No. 20120824-0076393, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever; and the Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, their successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. 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.

This conveyance is made subject to the following exceptions:

1. Taxes for the year 2014, a lien but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 161, page 164, Register's Office for Davidson County, Tennessee.

3. Subject to the rights and obligations of parties under unrecorded leases.

4. Subject to any and all right of ways, easements, building lines, covenants, restrictions, reservations of record, encroachments, encumbrances, violations or adverse circumstances that would be disclosed by an accurate and complete survey of the land.

This is improved property commonly known as 5606 Lenox Avenue, Nashville, Davidson County, Tennessee.

[Remainder of page left blank intentionally. Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 21 day of May, 2014.

By: George N. Spiva

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 21 day of May, 2014.

Ashley Fischer
Notary Public

My Commission Expires: _____

ASHLEY FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 6, 2018