Davidson County DEEDWARR
Recvd: 07/29/14 13:41 3 pgs
Fees:18.00 Taxes:4606.50
20140729-0067363

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 53653
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Morris Mariann Morris 814 Westview Avenue Nashville, Tennessee 37205	First Bank 3500 Blue Lake Drive, Suite 325 Birmingham, AL 35243

TAX MAP-PARCEL NUMBERS: 13011001200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,245,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George N. Spiva, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Morris and Mariann W. Morris, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Revised Plat of Golf club Subdivision of record in Book 421, page 185, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Spiva/Hill Management & Investment, LLC by Warranty Deed from H. Martin Pitts, unmarried person, dated December 20, 2000 and recorded on January 4, 2001 of record in Doc. No. 20010104-0001283, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 12, 2001 recorded on April 16, 2001 of record in Doc. No. 20010416-0036556, said Register's Office, subject property was conveyed to George N. Spiva.

Michelle Lambert Spiva, spouse of George N. Spiva, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421 Page 185, said Register's Office.

This is improved property, known as: 814 Westview Avenue, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of July, 2014.

George N. Spiva

Michelle Lambert Spiva

State of TENNESSEE
County of DAVIDSON

On this 29th day of July, 2014 , before me the undersigned authority, personally appeared George N. Spiva and Michelle Lambert Spiva, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,245,000.00

Affiant

Sworn and subscribed before me this the 29th day of July, 2014

My Commission Expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

Notary Public

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017