This Instrument Prepared By and Returned To:

Concord Title
10690 Murdock Drive
Knoxville, TN 37932
File No. 20141600

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $236,500.00; which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of December, 2014.

Notary Public

My Commission Expires: 3/5/17

BILL GARRETT, Davidson County
Trans: T20150002503 DEEDWARR
Recvd: 01/12/15 10:45 2 pgs
Fees: 13.00 Taxes: 875.05

20150112-0002985

WARRANTY DEED

THIS INDENTURE, made this 30th day of December, 2014, among:

BOBBY DODD AND WIFE, JUDY DODD

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

SAMUEL EVERETT SPIVEY III, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

LAND in Davidson County, Tennessee, being Lot 11 on the plan of MCCRORY TRACE ESTATES of record in Book 6900, Page 720-723, in the Register's Office for Davidson County. Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Bobby Dodd and wife, Judy Dodd, by Quit Claim Deed dated April 11, 2012, of record in Inst. No. 20120418-0033270, in the Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to Shannon Dodd, Bobby Dodd and wife, Judy Dodd, as tenants in common, by Quit Claim Deed dated January 9, 2007, of record in Inst. No. 20070109-0003951, in the Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to Shannon Dodd, by Warranty Deed dated September 30, 2004, of record in Inst. No. 20041004-0119090, in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in **INSTRUMENT NO.** 20150112-0002984, in the aforementioned Registers Office.

Bobby L. Dodd

Bobby Dodd AKA by Judy Dodd, **Attorney-in-Fact**

Bobby Dodd aka Bobby L. Dodd
By: Judy Dodd
Its: *Attorney-in-Fact*

Judy Dodd

Judy Dodd

State of Tennessee
County of Knox

Personally appeared before me, a Notary Public in and for said County and State aforesaid, ***Judy Dodd***, with whom I am personally acquainted and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of ***Bobby Dodd aka Bobby L. Dodd***, the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of December, 2014.

Notary Public
My Commission Expires: _____

TARA N. RODDY STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 9-30-2015 KNOX COUNTY

State of Tennessee
County of Knox

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, ***Judy Dodd*** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of December, 2014.

Notary Public
My Commission Expires: _____

TARA N. RODDY STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 9-30-2015 KNOX COUNTY

Owner Name & Property Address:

Samuel Everett Spivey III
300 Chippewa Circle
Nashville, TN 37221

Tax ID: 155-10-0A-012.00-CO

Responsible Party For Taxes:

Samuel Everett Spivey III
1645 Craggie Hope Road
Kingston Springs, TN 37082