NEW OWNER:

Bradley R. Spivey
Patricia L. Harrison Spivey
3725 Woodmont Boulevard
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

Map 116 Group 08-0 Parcel 185.00 P/O

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0474

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150055930 DEEDWARR
Recvd: 07/10/15 10:11 4 pgs
Fees:23.00 Taxes:5901.50
20150710-0067175

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Five Hundred Ninety-Five Thousand and 00/100 Dollars** (**$1,595,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **VINTAGE 508, LLC, a Tennessee Limited Liability Company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **BRADLEY R. SPIVEY AND PATRICIA L. HARRISON SPIVEY**("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 2 on the plan of Bell Estates Revision 1 of record in Instrument No. 20140708-0060023, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Also conveyed herein:

LOT 2 - Driveway Easement
Being an irregular shaped driveway easement along the common property line between Lots 1 and 2 of Bell Estates as of record in Instrument No. 20140708-0060023, Register's Office for Davidson County, Tennessee, being for the intended use for Lot 2 only and being more particularly described as follows:

Said driveway easement being 30-feet wide on the southerly end of the property line and 15-feet wide on the northerly end of the common property line between said Lots 1 & 2 and extending north from the Open Space, Access & Water Quality Easement 130.00 feet, more or less, all as shown on the DRIVEWAY EXHIBIT MAP ATTACHED HERETO AS AN EXHIBIT "A".

BEING the same property conveyed to Vintage 508, LLC, a Tennessee limited liability company, by Warranty Deed from Land Development.com, Inc., a Tennessee corporation, dated April 18, 2014, and of record in Instrument No. 20140423-0034031, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3725 Woodmont Boulevard, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this **8th** day of **July, 2015**.

VINTAGE 508, LLC

By: Vintage South Development, Inc., Member

By: Nathan W. Lyons, President

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Nathan W. Lyons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the President of Vintage South Development Inc., a member of Vintage 508, LLC, the within named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument for the purposes therein contained by signing the name of the company.

WITNESS my hand and official seal at office this 8th day of July, 2015.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **1,595,000.00** .

Kevin Rogers

AFFIANT

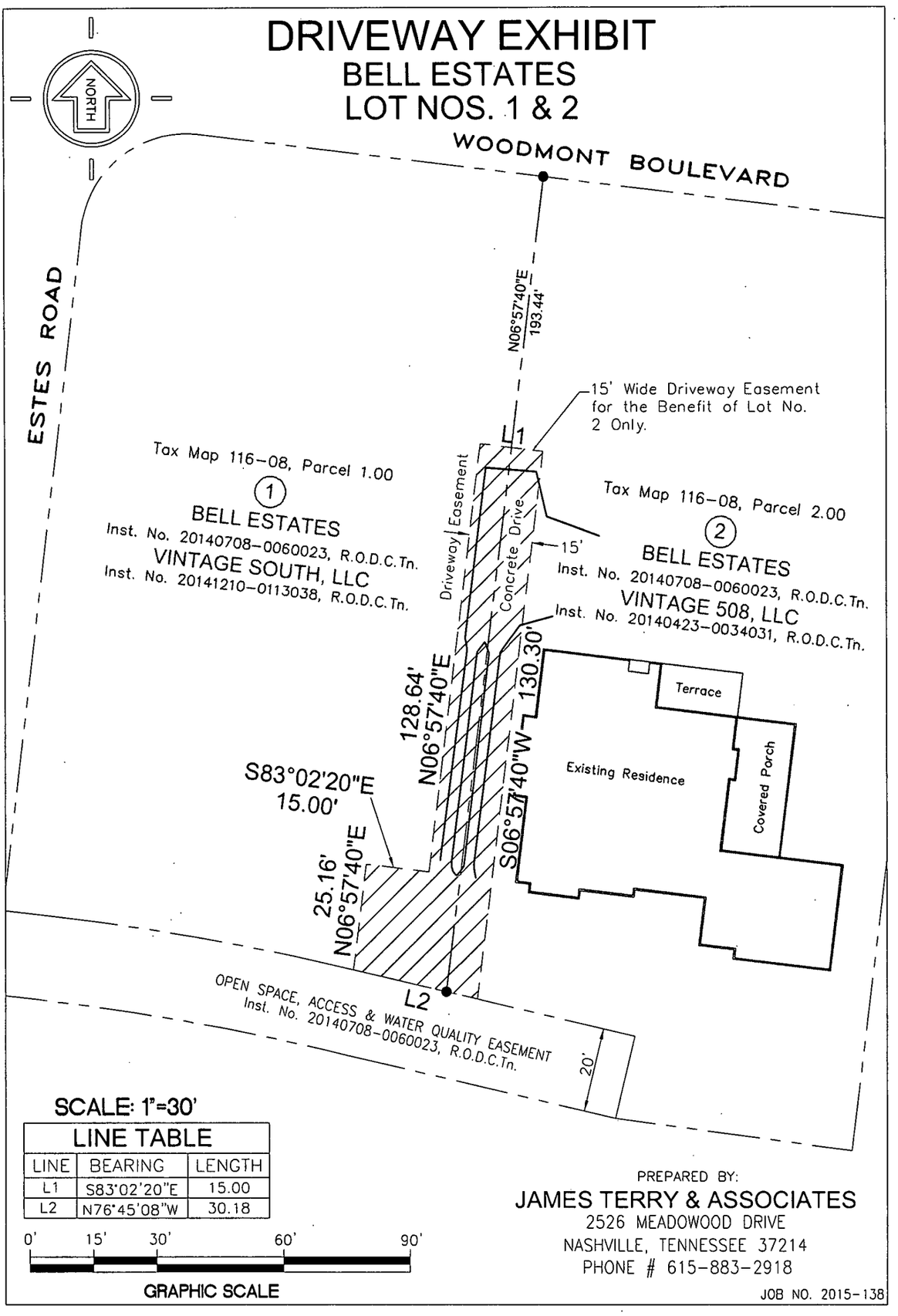
Sworn to and subscribed to before me this **8th** day of **July, 2015**.

NOTARY PUBLIC

My commission expires: 06/03/2019

NICK MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"


DRIVEWAY EXHIBIT
BELL ESTATES
LOT NOS. 1 & 2
NORTH
WOODMONT BOULEVARD
ESTES ROAD
N06°57'40"E
193.44'
15' Wide Driveway Easement
for the Benefit of Lot No.
2 Only.
L1
Tax Map 116-08, Parcel 1.00
1
BELL ESTATES
Inst. No. 20140708-0060023, R.O.D.C.Tn.
VINTAGE SOUTH, LLC
Inst. No. 20141210-0113038, R.O.D.C.Tn.
Driveway Easement
Concrete Drive
Tax Map 116-08, Parcel 2.00
2
BELL ESTATES
Inst. No. 20140708-0060023, R.O.D.C.Tn.
VINTAGE 508, LLC
Inst. No. 20140423-0034031, R.O.D.C.Tn.
15'
128.64'
N06°57'40"E
130.30'
S06°57'40"W
Terrace
Existing Residence
Covered Porch
S83°02'20"E
15.00'
25.16'
N06°57'40"E
L2
OPEN SPACE, ACCESS & WATER QUALITY EASEMENT
Inst. No. 20140708-0060023, R.O.D.C.Tn.
20'
SCALE: 1"=30'
LINE TABLE
LINE | BEARING | LENGTH
L1 | S83°02'20"E | 15.00
L2 | N76°45'08"W | 30.18
0' 15' 30' 60' 90'
GRAPHIC SCALE
PREPARED BY:
JAMES TERRY & ASSOCIATES
2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
PHONE # 615-883-2918
JOB NO. 2015-138