(2)

BILL GARRETT, Davidson County
Trans: T20150062260 DEEDWARR
Recvd: 07/29/15 11:20 2 pgs
Fees: 13.00 Taxes: 3792.50
20150729-0074702

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

SARAH S. GIBSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,025,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of July, 2015.

Notary Public

My commission expires: 3-23-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John M. Spivey	**New Owner**	**115-08-0-007.00**
762 Brownlee Drive		
Nashville, TN 37205		

FOR AND IN 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,

SIMON MALTAIS AND MANON LANDRY, HUSBAND AND WIFE,

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

JOHN M. SPIVEY AND CYNTHIA HUNTER SPIVEY, HUSBAND AND WIFE,

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:

Said Lot No. 59 fronts 106 feet on the easterly margin of Brownlee Drive on a gentle curve, and extends back eastwardly 302.5 feet on the southerly side and 292.4 feet on a broken line on the northerly side to a dead line in the rear which measures 146.1 feet.

Being the same property conveyed to SIMON MALTAIS AND MANON LANDRY, HUSBAND AND WIFE, by deed from CHANDELIER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20140908-0082043, dated September 4, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **762 Brownlee Drive, Nashville, TN 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 Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hands this 24th day of July, 2015.

Simon Maltais

Manon Landry, by and through her Attorney-in-Fact, Simon Maltais

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this 24th day of July, 2015, before me personally appeared **Simon Maltais**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal on this 24th day of July, 2015

Notary Public
My Commission Expires: 3-23-2019

SARAH S. GIBSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Simon Maltais**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for **Manon Landry**, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Manon Landry**, the within named bargainor by the said **Simon Maltais**, as such Attorney-in-fact.

Witness my hand and official seal on this 24th day of July, 2015.

Notary Public
My Commission Expires: 3-23-2019

SARAH S. GIBSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY