THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20150087103 DEEDWARR
Recvd: 10/13/15 11:15 2 pgs
Fees:13.00 Taxes:521.70
20151013-0104080

WARRANTY DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Diversified Management Group, LLC 1937 Burke Hollow Road Nolensville, TN 37135	Same	051-003-0-004.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY ONE THOUSAND AND NO/100 DOLLARS ($141,000.00), and other good and valuable consideration, **ANITA P. SPIVA, a single person,** the Grantor herein, the receipt of which is hereby acknowledged, has this day bargained and sold, and does hereby transfer and convey unto the said **DIVERSIFIED MANAGEMENT GROUP, LLC, a Tennessee limited liability company,** the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 119, 120, 121 and 122 of Block "B" on the map of Marthonna, not of record, and described according to a survey thereof made by Mr. J.A. Mefford, Surveyor, in December 1937, as follows:

Beginning at a point in the northerly margin of Marthonna Road or Ezell Road South at the common corner of Lots Nos. 118 and 119, being 400 feet east of the easterly margin of Ezell Road West; thence northerly, with the line between said lots, 250 feet to a point; thence easterly 100 feet to the common corner of Lots Nos. 122 and 123; thence southerly with the line between said lots, 250 feet to the northerly margin of Marthonna Road or Ezell Road South; thence with the northerly margin of the same, north 86 degrees 02' west, 100 feet to the point of beginning.

Being the same property conveyed to Emmagene W. Poteet by deed from James R. McKinney and wife, Dorothy S. McKinney, of record in Book 4100, page 737, dated January 28, 1967, said Register's Office. Being further conveyed to Emmagene Williams Wakefield and Anita P. Spiva, as joint tenants with right of survivorship, by deed from Emmagene Williams Wakefield formerly Emmagene W. Poteet, of record in Instrument No. 20001009-0100024, dated October 4, 2000, said Register's Office. The said Emmagene Williams Wakefield having since died on or about May 30, 2015, leaving the said Anita P. Spiva as the surviving joint tenant.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $141,000.00.

Subscribed and sworn to before me this 5 day of Oct, 2015.

My Commission Expires: 01/11/2017

(Affix Seal)

Affiant

Notary Public

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns, forever Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds herself, and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 5 day of October, 2015.

ANITA P. SPIVA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ANITA P. SPIVA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 5 day of October, 2015.

Notary Public

My Commission Expires: 01/11/2017

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY