BILL GARRETT, Davidson County
Trans:T20160014351 DEEDWARR
Recvd: 02/22/16 11:18 2 pgs
Fees:13.00 Taxes:1474.45
20160222-0016572

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1033

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Mark Spivey 762 Brownlee Drive Nashville, TN 37205	NEW OWNER	13003017600

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $398,500.00

Affiant

Subscribed and sworn to before me, this the 22nd day of February, 2016.

Notary Public
My Commission Expires: 8/23/2016
(Affix Seal)

AMANDA VAUGHN
Notary Public
State of Tennessee
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Blalock Homes, LLC, a Tennessee limited liability company and Robert W. Spining,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John Mark Spivey,** 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:

Land in Davidson County, Tennessee, being Lot No. 9, Block 10, on the plan of John Calhoun's Resubdivision of part of Royal Oaks Subdivision, of record in Book 547, Page 167, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Warranty Deed from Sterling Ambrose and Beth E. Ambrose to Blalock Homes, LLC, a Tennessee Limited Liability Company and Robert W. Spining, as recorded on the 4th day of June, 2014 in Instrument No. 20140604-0048312, in the Register's Office of Davidson County, Tennessee.

Subject property is investment property; it is not the principal or marital residence of Grantor(s), their respective spouses, and/or dependents as defined by statute.

This is unimproved property located at: **4307 Sunnybrook Drive, Nashville, TN 37205**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; and (6) other matters of public record.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **22nd** day of **February, 2016.**

GRANTOR(S)

Blalock Homes, LLC

By: Kris Blalock, Chief Manager

Robert W. Spining

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robert W. Spining** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **22nd** day of **February, 2016.**

DAVIDSON COUNTY
AMANDA VAUGHN
State of Tennessee Notary Public

Notary Public
My Commission Expires: 8/23/2016

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kris Blalock**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Chief Manager** of **Blalock Homes, LLC,** the within named bargainor, a Tennessee limited liability company, and that he as such **Chief Manager**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as **Chief Manager**.

Witness my hand and Official Seal this the **22nd** day of **February, 2016**.

DAVIDSON COUNTY
AMANDA VAUGHN
State of Tennessee Notary Public

Notary Public
My Commission Expires: 8/23/2016