BILL GARRETT, Davidson County
Trans:T20160030362 DEEDWARR
Recvd: 04/14/16 12:40 2 pgs
Fees:13.00 Taxes:980.50
20160414-0035781

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $265,000.00.

Affiant

Subscribed and sworn before me this the 11th day of April, 2016.

Notary Public
My commission expires: 2/24/18

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Spector 1500 Shelby Ave Nashville, TN 37206	1847 Brookside Drive Wooster, Ohio, 44691	083-13-0-501.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RAINSFORD QUALLEY, AN UNMARRIED WOMEN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID N. SPECTOR, TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF DAVID N. SPECTOR UAD MARCH 6, 2008, AS AMENDED AND RESTATED UAD OCTOBER 6, 2015, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sara L. Cole, unmarried by Warranty deed from Edward Smith and Maho Smith, husband and wife, tenants by the entirety with right of survivorship of record in Instrument No. 20111027-0083531 Register's Office for Davidson County, Tennessee, dated October 24, 2011 and recorded on October 27, 2011.

Being the same property conveyed to Rainsford Qualley by Warranty deed from Sara L. Cole, unmarried of record in Instrument No. 20140421-0032879 Register's Office for Davidson County, Tennessee, dated April 17, 2014 and recorded on April 21, 2014.

Being also known as 1500 Shelby Ave Nashville, TN 37206.

Subject to all Easements and Restrictions of record.

THIS IS ✓ IMPROVED PROPERTY KNOWN AS 1500 Shelby Ave, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 11th day of April, 2016.

Rainsford Qualley by Bridget Lyons, Attorney in Fact

Rainsford Qualley
BY: Bridget Lyons, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of April, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared **Bridget Lyons** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Rainsford Qualley** by Specific **POWER OF ATTORNEY** dated, April 8, 2016, and who acknowledged that he executed the same as the free act and deed of **Rainsford Qualley**.

Witness my hand and official seal of office this 11th, day of April, 2016.

Notary Public: _____

My Commission Expires: 9/10/18

