Prepared from Information
Supplied by the Parties

THIS INSTRUMENT PREPARED BY:
BOTTORFF & KAVIN, PLC
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

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Address New Owner:	Send Tax Bills To:	Map-Parcel
George N. Spiva, Trustee	Same	Map: 91-14
4121 Hillsboro Pike, Suite 302		Parcel: 178
Nashville, TN 37215		

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 1,500,000.00

Affiant

Subscribed and sworn to before me this 17th day of May, 2016.

Notary Public

ASHLEY CROSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

My Commission Expires:

****

FOR AND IN CONSIDERATION of ~~1,500,000.00~~ 10.00 & No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valid consideration, the receipt and sufficiency of which is hereby acknowledged, **Oscar Tivis Nelson, Jr. and wife, Patricia Nelson** ("Grantors") have bargained and sold, and by these presents does hereby transfer, sell and convey to **George N. Spiva, Trustee** ("Grantee"), his successors and assigns, all interest, right and title in and to certain real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his successors and assigns, forever.

AND Grantors do further covenant and bind themselves and their successors and assigns, to warrant and forever defend the title to said real property to the Grantee, his successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not further or

BILL GARRETT, Davidson County
Trans:T20160051208 DEEDWARRSP
Recvd: 06/16/16 14:28 3 pgs
Fees:18.00 Taxes:5550.00
20160616-0061216

otherwise. 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.

This conveyance is made subject to the following exceptions:

1. Taxes for the year 2016, a lien but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 161, page 164, Register's Office for Davidson County, Tennessee.

3. Subject to the rights and obligations of parties under unrecorded leases.

4. Subject to any and all right of ways, easements, building lines, covenants, restrictions, reservations of record, encroachments, encumbrances, violations or adverse circumstances that would be disclosed by an accurate and complete survey of the land.

This is improved property known as 5606 Lenox Avenue, Nashville, Davidson County, Tennessee 37209.

IN WITNESS WHEREOF, The Grantors have caused this instrument to be executed on this the 27th day of May, 2016.

GRANTOR:

Oscar Tivis Nelson Jr.
by Clarence Sutherland

Oscar Tivis Nelson, Jr., by
Clarence Sutherland, Attorney in Fact

Patricia Nelson by
Clarence Sutherland Atty in fact

Patricia Nelson , by
Clarence Sutherland, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Clarence Sutherland,** with whom I am personally acquainted, and who acknowledged, that he is the Attorney in Fact for **Oscar Tivis Nelson, Jr. and Patricia Nelson** and is authorized to execute this instrument on their behalf for the purposes therein contained.

Witness my hand and official seal this 27th day of May, 2016.

ASHLEY CROSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

Ashley Crosby
Notary Public

My Commission Expires: _____

EXHIBIT A

Land located in Councilmanic District 24, Nashville, Davidson County, Tennessee and being part of lots no. 16 & 17 on the map of C. C. Vernon's farm subdivision as of record in plat book 161, page 164 R.O.D.C., Tn. and described according to a survey by R. L., Montoya land surveying dated June 22, 2012 as follows:

Beginning at iron rod (old) in the east margin of White Bridge Pike, said point being the northwest corner of this tract, the south west corner of parcel 179, Spiva/Hill White Bridge Partners as of record in Inst. No. 20041206-0144889 R.O.D.C., Tn., thence, leaving the east margin of White Bridge Pike along the north line of this tract north 68 degrees 39 mints 27 seconds east 52.82 feet to a point in a creek, said corner being the north east corner of this tract and the north west corner of parcel 191, Laing Chan Vang & Paio-Fu as of record in deed book 7805, page 290 R.O.D.C., Tn., thence, with the east line of this tract south 20 degrees 23 minutes 13 seconds east 158.42 feet to an iron rod (new) in the north margin of Lenox Avenue, thence, along said margin south 68 degrees 30 minutes 34 seconds west 66.67 feet to a PK nail, thence, with a curve to the right having delta of 108 degrees 01 minutes 08 seconds, a radius of 24.00 feet, a length of 45.23 feet, a chord of north 57 degrees 28 minutes 52 seconds west 38.84 feet to a PK nail in the east margin of White Bridge Pike, thence, with said east margin with a cure to the left having a delta of 01 degrees 19 minutes 16 seconds, a radius of 5775.58 feet, a length of 133.17 feet, a chord of north 04 degrees 07 minutes 56 seconds west 133.16 feet to the point of beginning, containing 11, 776.77 square feet. 0.27 acres more or less.

Being the same property conveyed to Oscar Tivis Nelson, Jr. and wife, Patricia Nelson, by deed of record in Instrument No. 20140603-0047874, Register's Office of Davidson County, Tennessee.