THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16067952** BILL GARRETT, Davidson County Trans:T20160066413 DEEDWARR Recvd: 08/02/16 12:31 2 pgs Fees:13.00 Taxes:3376.25 20160802-0079704	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $912,500.00. Affiant Subscribed and sworn to before me, this 15th day of July, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Stephen Rector 1917 B Overhill Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131071A00400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Mark Spivey, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Rector and Suzanne Rector, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit D, OVERHILL COMMONS, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, Horizontal Property Regime with Private Elements, as established by Declaration of Protective Covenants, Conditions and Restrictions, as shown of record in Instrument No. 20140715-0062282, as amended in Instrument Nos. 20140822-0076776 and 20140909-0082624, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to John Mark Spivey by Warranty Deed from Alvin L. Riedl and wife, Martha Anne Riedl, recorded on the 30th day of April, 2014 in Instrument No. 20140430-0036272, in the Register's Office of Davidson County, Tennessee.

Said property was never the primary marital residence of grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 1424, Page(s) 36 and Exhibit "B" of Instrument No. 20140715-0062282, as amended in Instrument Nos. 20140822-0076776 and 20140909-0082624.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions recorded in Instrument No. 20140715-0062282, as amended in Instrument Nos. 20140822-0076776 and 20140909-0082624.

Terms and provisions of by-Laws recorded in Exhibit "D" of Instrument No. 20140715-0062282.

Terms and provisions of the Articles of Incorporation of Overhill Commons Owners Association, Inc. , recorded in Exhibit "E" of Instrument No. 20140715-0062282.

Charter of Overhill Commons Owners Association, Inc., recorded at Instrument No. 20140715-0062281.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as set forth in instrument recorded in Instrument No. 20150130-0008769.

This is improved property located at 1917 B Overhill Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of July, 2016.

John Mark Spivey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Mark Spivey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018