NEW OWNER:

David Robert Spigel
Marci M. Spigel
1708A Graybar Lane
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0720

P/O Map 117, Group 11-0, Parcel 041.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160074010 DEEDWARR
Recvd: 08/24/16 14:25 3 pgs
Fees:18.00 Taxes:6025.45
20160824-0088724

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Six Hundred Twenty-Eight Thousand Five Hundred and 00/100 Dollars** ($1,628,500.00) cash in hand paid, the receipt of which is hereby acknowledged, **1708 GRAYBAR, LLC**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **DAVID ROBERT SPIGEL AND MARCI M. SPIGEL, husband and wife,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 119 on the Boundary Survey of Lot Nos. 118 and 119, on the Map of Noel's Subdivision of Watkins Grove, of record in Instrument No. 20150604-0052537, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to 1708 Graybar, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Vintage South, LLC, a Tennessee Limited Liability Company, dated July 16, 2015, and of record in Instrument No. 20150729-0074714, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1708A Graybar Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 18th day of **August, 2016**.

1708 GRAYBAR, LLC

By: _____

Nathan Lyons, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Nathan Lyons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **member** of, **1708 Graybar, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 18th day of **August, 2016**.

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
NOTARY PUBLIC

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ **1,628,500.00** .

AFFIANT

Sworn to and subscribed to before me this 18th day of ~~August~~, ~~2016~~.

NOTARY PUBLIC

My commission expires: 5-30-17