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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203-A**<br>**Nashville, TN 37215**<br><br>**CRT FILE #: 16099280** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is: $-0-.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 18 day of October, 2016.<br><br>Notary Public<br><br>My Commission Expires: |

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

## QUITCLAIM DEED

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| Address New Owner:<br>ElJack Custom Homes, LLC<br>762 Brownlee Drive<br>Nashville, TN 37205 | Send Tax Bills To:<br>New Owner | Tax Information:<br>11703011900 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **John M. Spivey, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **ElJack Custom Homes, LLC** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, WHITE OAK COMMONS, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions as shown on plat of record in Instrument No. 20161018-0110001, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from William Patrick Clements, unmarried Donna C. Clements, unmarried to John M. Spivey, married as recorded on the 6th day of June, 2016 in Instrument No. 20160606-0056863 and Warranty Deed from James S. Parris and spouse, Jennifer D. Parris to William Patrick Clements and spouse, Donna C. Clements as recorded on the 6th day of August, 1999 in Deed Book 11609, Page 647, in the Register's Office of Davidson County, Tennessee.

Subject property is not the primary marital residence of the Grantor.

BILL GARRETT, Davidson County
Trans:T20160094203 DEEDQC
Recvd: 10/25/16 14:05 2 pgs
Fees:12.00 Taxes:0.00
20161025-0112769

This is improved property known as 2807A White Oak Drive Nashville, TN 37215.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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 25th day of October, 2016.

**John M. Spivey**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John M. 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 25th day of October 2016.

Notary Public

My Commission Expires: _____

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

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018