WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $407,000.00.

Affiant

Subscribed and sworn to me on December 2nd, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 12/02/16 15:38 3 pgs
Fees:18.00 Taxes:1505.90
20161202-0126981

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thomas G. Lee, Sr. and Linda K. Lee 5033 Marc Drive Nashville, TN 37211	NEW OWNER	172 06 0 025.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, Charles Raymond Spears and wife, Dietlinde E. Spears, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Thomas G. Lee, Sr. and Linda K. Lee, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 62 on the PLAN OF the Resubdivision of Lots Nos. 62 and 63 of HARVARD ESTATES, Section 3, as shown on plat of record in Plat Book 4715, Page 172, corrected in Book 4917, page 880, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles Raymond Spears and wife, Dietlinde E. Spears by Warranty Deed from Dolores Hardison and Cora Marie Evans and Grady A. Jenkins and David W. Jenkins and Clayton E. Jenkins and Marian Jenkins, Devisees under the last will and testament of Gilmon White Jenkins, recorded on the 22nd day of July, 1992 in Book 8681, page 297, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5033 Marc Drive, Nashville, TN 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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; and GRANTORS do further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on December 2nd, 2016.

Charles Raymond Spears

Dietlinde E. Spears

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On December 2nd, 2016, before me personally appeared Charles Raymond Spears and Dietlinde E, Spears, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on December 2nd, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017