BILL GARRETT, Davidson County
Trans: T20170039998 DEEDWARR
Recvd: 05/10/17 14:05 2 pgs
Fees: 13.00 Taxes: 777.00
20170510-0046561

Record & return to:
THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 5th day of May, 2017.

Notary Public
My Commission Expires: 3/3/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
REI615, LLC PO BOX 41845 Nashville, TN 37204	SAME AS OWNER	060-13-0-005.02

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Eldon Spraker III, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **REI615, LLC**, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 12th, formerly 21st, Civil District of Davidson County, Tennessee, being Tract "C" as shown on a survey of tracts, A, B, and C, being part of the Yokely property, made by E.L. Miller, Jr., and Col., of Nashville, Tennessee not of record, described as follows:

Beginning at an iron pin, said iron pin being the 182.4 feet West of the Westerly margin of Matthews Road; said iron pin also being 10 feet from an iron pin at the Southwest corner of Tract "B"; thence from said point of beginning, South 19 degrees 60' West 348.1 feet to an iron pin; thence North 86 degrees 00' West 122.8 feet to an iron pin; thence North 25 degrees 30' East 364.4 feet to an iron pin; thence South 80 degrees 00' East 75 feet to an iron pin, the point of beginning.

Being the same property conveyed to Eldon Spraker, III, unmarried by Warranty Deed from Leland D. Watts, married, recorded on the 8th day of September, 2014 in Instrument No. 20140908-0081958, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 2504 Webster Lane, Nashville, TN 37207.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further

covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 5th day of May, 2017.

Eldon Spraker III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Eldon Spraker III**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of May, 2017.

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission expires: 3/3/2020