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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170511836**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $940,000.00. Affiant Subscribed and sworn to before me, this 28th day of June 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170055685 DEEDWARR
Recvd: 06/29/17 10:36 2 pgs
Fees:13.00 Taxes:3478.00
20170629-0065478

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

WARRANTY DEED

Address New Owner: Nelson D. Lare 2006 A OVERHILL DRIVE Nashville TN 37215-3415	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13102017400 (Parent Parce

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 M. Spivey, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nelson D. Lare**, ("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 A, 2006 OVERHILL COMMONS, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, as shown on Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20160119-0005133, 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 by Quitclaim Deed from John Spivey to ElJack Custom Homes, LLC, a Tennessee limited liability company as recorded on the 25th day of May, 2016 in Instrument No. 20160525-0052634 and part of Warranty Deed from Marilyn F. Pilley, unmarried to John Spivey as recorded on the 21st day of April, 2015 in Instrument No. 20150421-0035527, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed by Quitclaim Deed from ElJack Custom Homes, LLC, a Tennessee limited liability company to John M. Spivey in Instrument No. 20170629-0065477, in the Register's Office of Davidson County, Tennessee

Said property was never 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 2017 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 of OVERTON HILLS, as recorded in Plat Book 843, Page(s) 66.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions recorded in Instrument No. 20160119-0005133.

Charter recorded at Instrument No. 20160114-0004169.

This is improved property located at 2006 A OVERHILL DRIVE Nashville TN 37215-3415

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 28th day of June 2017.

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, aforesaid, 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 28th day of June 2017.

Notary Public

