WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00
BILL GARRETT, Davidson County Trans: T20170071000 DEEDWARR Recvd: 08/16/17 10:14 2 pgs Fees: 13.00 Taxes: 486.55 20170816-0083995	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2017. Notary Public MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
5 Dogs Properties LLC	SAME	053-03-0-119.00
(NAME)	(NAME)	
1405 BIRDSALL ST		
(ADDRESS)	(ADDRESS)	
OLD HICKORY TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Adrian D. Sperka, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto 5 Dogs Properties LLC, a Tennessee limited liability company, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 119, on the Plan of Section "C", Village of Old Hickory of record in Plat Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 119, fronts 57.0 feet on the Westerly side of Elliston Street and extends back between parallel lines measuring 60.0 feet to a dead line at the rear measuring 57.0 feet thereon.

Being property conveyed to Adrian D. Sperka by Quitclaim Deed from Mary E. Sperka of record in Instrument No. 20081106-0110348, Register's Office for Davidson County, Tennessee, dated October 24, 2008 and recorded on November 06, 2008, and also being property conveyed to Adrian D. Sperka and Mary E. Sperka, husband and wife by Warranty Deed from Matthew Lee Miller and Whitney Carol Miller, husband and wife, of record in Instrument No. 20060907-0110585, Register's Office for Davidson County, Tennessee, dated September 01, 2006 and recorded on September 07, 2006.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1402 Elliston Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BR-17-1402

Witness my hand this 8th day of August, 2017.

Adrian D. Sperka

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8th day of August, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Adrian D. Sperka**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-20-19

Notary Public

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2019