RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810422

Bill Garrett Davidson County
Batch# 91477 DEEDWARR
05/14/2018 11:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,988.75
20180514-0045856

WARRANTY DEED

GREGORY P REICHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $537,500.00.

Ann Marie Angel
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2018.

Gregory P Reichart
NOTARY PUBLIC

My commission expires: 3-8-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan Spindel 8445 Russell Road Nashville, TN 37221	Regions Bank 2050 Parkway Office Cir Birmingham, AL 35244	155 00 0 003.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Thirty Seven Thousand Five Hundred and 00/100 Dollars ($537,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN MILLER AND WIFE, AMY MILLER**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ALAN SPINDEL, UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING A PARCEL OF LAND IN THE 35TH COUNCILMANIC DISTRICT OF NASHVILLE. DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF RUSSELL ROAD AND THE ANNE W, STANLAND & ROBERT A. QUELEY PROPERTY AS OF RECORD IN DEED BOOK 11625, PAGE 19-R.O.D.C., TN. BOUNDED ON THE EAST BY THE CAROLINE G, NAGGE PROPERTY AS OF RECORD IN DEED BOOK 10906, PAGE 394-R.O.D.C., TN. AND THE PAUL BRADLEY MILNER, ET UX PROPERTY AS OF RECORD IN INSTRUMENT NO. 200907140065646-R.O.D.C., TN. AND THE WENDY S. DAY PROPERTY AS OF RECORD IN INSTRUMENT NO. 200604060039656-R.O.D.C. ,TN. BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF POPLAR CREEK ROAD AND THE TROY D. TUCKER & BECKY L. WALTER PROPERTY AS OF RECORD IN INSTRUMENT NO. 201006160046850 R.O.D.C., TN. BOUNDED ON THE WEST BY THE EMILY P. DAVIS PROPERTY AS OF RECORD IN INSTRUMENT NO. 201209100081558-R.O.D.C., TN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN FOUND IN THE SOUTHERLY MARGIN OF RUSSELL ROAD, SAID PIN BEING THE NORTHEAST CORNER OF THE EMILY P. DAVIS PROPERTY AS OF RECORD IN INSTRUMENT NO. 201209100081558-R.O.D.C., TN, AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, WITH THE SOUTHERLY MARGIN OF RUSSELL ROAD, SOUTH 66 DEGREES 44 MINUTES 05 SECONDS EAST 144.50 FEET TO AN IRON PIN FOUND; THENCE, LEAVING SAID MARGIN, ON A COMMON LINE WITH THE ANNE W. STANLAND & ROBERT A. QUELEY PROPERTY AS OF RECORD IN DEED BOOK 11625, PAGE 19.R.O.D.C., TN, SOUTH 27 DEGREES 36 MINUTES 10 SECONDS WEST, 441.45 FEET TO AN IRON PIN FOUND; THENCE, SOUTH 62 DEGREES 42 MINUTES 02 SECONDS EAST, 199,61 FEET TO AN IRON PIN FOUND; THENCE, NORTH 27 DEGREES 18 MINUTES OS SECONDS EAST, 472.02 FEET TO AN IRON PIN FOUND IN THE SOUTHERLY MARGIN OF RUSSELL ROAD AND THE BEGINNING OF A CURVE TO THE LEFT; THENCE, WITH THE SOUTHERLY MARGIN OF RUSSELL ROAD AND SAID CURVE HAVING A CENTRAL ANGLE OF 14 DEGREES 15 MINUTES 06 SECONDS, A RADIUS OF 1 224.74 FEET, A LENGTH OF 304.64 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 83 DEGREES 13 MINUTES 08 SECONDS EAST, 303.85 FEET: THENCE, NORTH 89 DEGREES 37 MINUTES 19 SECONDS EAST, 33.58 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE, CONTINUING WITH SAID MARGIN AND SAID CURVE HAVING A CENTRAL ANGLE OF 9 DEGREES 53 MINUTES 46 SECONDS, A RADIUS OF 589.69 FEET, A LENGTH OF 101.85 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 85 DEGREES 25 MINUTES 48 SECONDS EAST, 101.72 FEET TO AN IRON PIN FOUND; THENCE A COMMON LINE WITH THE CAROLINE G. NAGGE PROPERTY AS OF RECORD IN DEED BOOK 10906, PAGE 394-R.O.D.C.. TN. SOUTH 28 DEGREES 00 MINUTES 06 SECONDS WEST, 361.45 FEET TO AN IRON PIPE FOUND; THENCE, SOUTH 59 DEGREES 31 MINUTES 14 SECONDS EAST, 203.94 FEET TO A WOODEN FENCE POST FOUND; THENCE, A COMMON LINE WITH THE PAUL BRADLEY MILNER, ET UX PROPERTY AS OF RECORD IN INSTRUMENT NO. 200907140065646-R.O.D.C., TN, SOUTH 28 DEGREES 53 MINUTES 42 SECONDS WEST, 272.53 FEET TO AN IRON PIN FOUND; THENCE, A COMMON LINE WITH THE WENDY S. DAY PROPERTY AS OF RECORD IN INSTRUMENT NO. 200604060039656-R.O.D.C,. TN, NORTH 63 DEGREES 09 MINUTES 56 SECONDS WEST, 250.21 FEET TO AN IRON PIN FOUND; THENCE, SOUTH 29 DEGREES 20 MINUTES 04 SECONDS WEST, 150.00 FEET; THENCE, SOUTH 9 DEGREES 50 MINUTES 04 SECONDS WEST. 69.77 FEET TO A POINT IN THE NORTHERLY MARGIN OF POPLAR CREEK ROAD AND THE BEGINNING OF A CURVE TO THE LEFT; THENCE, WITH SAID MARGIN AND CURVE HAVING A CENTRAL ANGLE OF DEGREES 51 MINUTES 12 SECONDS, A RADIUS OF 2454.01 FEET, A LENGTH OF 79.38 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 73 DEGREES 08 MINUTES 40 SECONDS WEST. 79.38 FEET; THENCE, CONTINUING WITH SAID MARGIN, NORTH 74 DEGREES 04 MINUTES 16 SECONDS WEST, 155.28 FEET TO AN EXISTING IRON PIN FOUND; THENCE, A COMMON LINE WITH THE TROY D. TUCKER & BECKY L. WALTER PROPERTY AS OF RECORD IN INSTRUMENT NO. 201006160046850-R.O.D.C., TN. NORTH 27 DEGREES 15 MINUTES 17 SECONDS EAST, 146.76 FEET TO A POST FOUND; THENCE, NORTH 60 DEGREES 17 MINUTES 44 SECONDS WEST, 156.71 FEET TO AN IRON PIN FOUND; THENCE, NORTH 59 DEGREES 58 MINUTES 06 SECONDS WEST, 322.25 FEET TO AN IRON PIN FOUND; THENCE, A COMMON LINE WITH THE EMILY P. DAVIS PROPERTY AS OF RECORD IN INSTRUMENT NO. 201209100081558-R.O.D.C., TN. NORTH 27 DEGREES 32 MINUTES 35 SECONDS EAST, 537.81 FEET TO THE POINT OF BEGINNING. PREPARED BY SOUTHERN PRECISION LAND SURVEYING, INC., BRIAN MCCAIN, P.L.S. #2256. CONTAINING, 450,780 square feet or 10.35 Acres, more or less.

Being that same property conveyed to John Miller and Amy Miller, husband and wife, by deed from Charles R. Coe, II and Adrienne L. Coe, husband and wife, dated March 27, 2014 and recorded on March 31, 2014 at Instrument #20140331-0026040, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of May, 2018.

JOHN MILLER

Amy Miller

AMY MILLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, John Miller and wife, Amy Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 11th day of May, 2018.

Notary Public

Benton Smith

Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

True Copy Certification

I, Penny Y. Ray, 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 is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019