THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180315537

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $510,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2018.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Bill Garrett Davidson County
Batch# 99340 DEEDWARR
06/01/2018 03:21:37 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20180601-0052577

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel R. Green 2810 Columbine Place Nashville, TN 37204	New Owner	Tax Parcel ID No. 105-09-001.00

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, **Evie Enterprises, a Tennessee general partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel R. Green**, ("Grantee"), 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 the Southerly 72 feet of the North 176 feet of the East part of Lot No. 65 on the Plan of O.B. Hayes Large Lots, called "Rokeby", as of record in Book 21, Page 87, Register's Office for said County, and described as follows:

Beginning on the Westerly margin of 15th Avenue South, formerly Washington Street, at David Jones Northeast corner, and said beginning point being 100 feet Northerly from the Northerly margin of Belcourt Avenue; thence with the Westerly margin of said 15th Avenue South, Northerly 72 feet to a point; thence Westerly and parallel with the North line of said David Jones, a distance of 150 feet to a point in the Easterly margin of an alley; thence with the margin of said alley, Southerly, a distance of 72 feet to a point; thence Easterly a distance of 150 feet to the point of beginning.

Said Lot fronts 72 feet on the Westerly side of 15th Avenue and runs back between parallel lines, a distance of 150 feet to said alley.

Being the same property conveyed by Quitclaim Deed from George N. Spiva and Michelle L. Spiva, as tenants in common to Evie Enterprises, a Tennessee general partnership, as recorded on the 4th day of November, 2014 in Instrument No. 20141104-0101721; Quitclaim Deed from George N. Spiva, an individual to George N. Spiva and Michelle L. Spiva, as tenants in common and not as tenants by the entirety, as recorded on the 27th day of April, 2012 in Instrument No. 20120427-0036095 and Special Warranty Deed from Capital Bank, N.A. to George N. Spiva, as recorded on the 10th day of February, 2012 in Instrument No. 20120210-0012219, in the Register's Office of Davidson County, Tennessee.

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 2018 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 O.B. HAYES LARGE LOTS, CALLED "ROKEBOY", as recorded in Plat Book 21, Page(s) 87, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 1719 15th Avenue S Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 Grantee, 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 31st day of May, 2018.

Evie Enterprises, a Tennessee general partnership

BY: _____ - general partner
George N. Spiva, General Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George N. Spiva, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that George N. Spiva is the General Partner of the Evie Enterprises, a Tennessee General Partnership, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 31 day of May, 2018.

_____
Notary Public

My Commission Expires: _____

CHADY PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020