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

CRT File No. 180315538

Bill Garrett Davidson County
Batch# 104283 **DEEDWARR**
06/13/2018 04:27:59 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20180613-0056973

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of June, 2018.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel R. Green 1356 Holly Tree Gap Rd Brentwood, TN 37027	New Owner	Tax Parcel ID No. 105-01-0-214.00

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, **George N. Spiva, married,** ("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 Lot No. 56 on the Plan of Boyd Ament Tract of record in Plat Book 21, Page 83, 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. 56 fronts 50 feet on the Northerly side of Edgehill Avenue, formerly Pendleton Street, and runs back between parallel lines, 168 feet to an alley.

Being the same property conveyed to George N. Spiva by Special Warranty deed from Capital Bank, N.A. of record in Instrument No. 20120316-0022715 Register's Office for Davidson County, Tennessee, dated March 15, 2012 and recorded on March 16, 2012.

The execution of this instrument is effected by the signature of C. Mark Carver as Attorney-in-fact for George N. Spiva which Power of Attorney is recorded in Instrument Number 20160923-0100730, Register's Office for Davidson County, Tennessee.

Grantor warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 83, Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is improved property located at 1408 Edgehill Avenue 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 13th day of June, 2018.

George N. Spiva by C. Mark Carver

George N. Spiva by C. Mark Carver, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Mark Carver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for George N. Spiva and that he is authorized by George N. Spiva to execute this instrument on their behalf.

WITNESS my hand, at office, this 13th day of June, 2018.

Traci Sellers

Notary Public

My Commission Expires: 11-8-21



NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE