Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 154315 DEEDWARR
10/26/2018 10:50:02 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20181026-0106224

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of October, 2018.

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Mark Spivey Cynthia Spivey	NEW OWNER	Map 103-14-0 Parcel 005.00
762 Brownlee Dr.		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Edwin F. DeMoss, Trustee of the Keith C. DeMoss Living Trust U/A/D June 10, 2008

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Mark Spivey and Cynthia Spivey, husband and wife

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 lying in Davidson County, Tennessee, more particularly described as follows:

Being the westerly 65 feet of Lot No. 21 and all of Lot No. 22 of Block "A" on the map of Hillwood Estates Subdivision of Blocks "A", "B", "C", "D" and "E", as of record in Book 1835, Pages 59 and 60, Register's Office for said County, described as follows:

Beginning on the northerly margin of Hillwood Drive at the corner of Lots Nos. 22 and 23; thence with the line between said two lots, northwardly 265.4 feet; thence eastwardly 165 feet to a point 35 feet west of the corner of Lots Nos. 20 and 21; thence southwardly and parallel with the line between said two lots, 300 feet, more or less, to the northerly margin of Hillwood Drive; thence with same, northwestwardly 167.8 feet to the beginning.

Being the same property conveyed to Edwin F. DeMoss and wife, Keith C. DeMoss, by Deed dated December 12, 1951 from Stack Homes, Inc., of record in Book 2030, Page 605, Register's Office for Davidson County, Tennessee. The said Edwin F. DeMoss died June 19, 1997, the property is now vested in Keith C. DeMoss, by the surviving tenant by the entirety. The said Keith C. DeMoss having quitclaimed to Keith C. DeMoss, Trustee of The Keith C. DeMoss Living Trust, established by the Revocable Trust Agreement of Keith C. DeMoss, dated June 10, 2008, for the purpose of transfering the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust, of record in Instrument No. 20080616-0061375, said Register's Office. Edwin F. DeMoss, Jr. is the currently acting Trustee of the Keith C. DeMoss Living Trust U/A/D June 10, 2008.

The conveyance of the above described parcel of land is subject to the following: 1) The Plan of record in Plat Book 1835, Pages 59 and 60, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 1021, Page 35, Register's Office for Davidson County, Tennessee. 3) Easement reserved across the westerly 10 feet of Lot No. 22 for public utility purposes. 4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **232 Hillwood Blvd, Nashville, TN 37205**

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 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.

Witness my/our hand(s) this **23rd** day of **October, 2018.**

Edwin F. DeMoss, Trustee of the Keith C. DeMoss Living Trust U/A/D June 10, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Edwin F. DeMoss, Trustee of the Keith C. DeMoss Living Trust U/A/D June 10, 2008,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **October, 2018.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.