WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF December, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-20-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Adam Spiess	New owner	05202010400
(NAME)	(NAME)	
720 Carmel Ave		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 177125 **DEEDWARR**
12/21/2018 11:21:49 AM 2 pgs
Fees: $13.00 Taxes: $923.15

20181221-0124357

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Country Club Investors, LLC A Tennessee Limited Liability Corporation, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Spiess and Krystal Spiess,** husband and wife, joint tenants, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot. No. 30 and the easterly 6 feet of Lot No. 29, on the Revised Map of Rainbow Terrace, Block C, of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said lot and part of lot adjoin and front together 56 feet on the southerly side of Carmel Avenue and run back between parallel lines 145 feet to a line at the rear, measuring 56 feet thereon.

Being the same property conveyed to Country Club Investors, LLC by Warranty Deed from Trustee, Inc. as Trustee for Opal Jones Estate Planning Land Trust, recorded on March 27, 2018, of record in Instrument No. 20180327-0028384, Register's Office for Davidson County, Tennessee.

Being in the same property conveyed to Trustee, Inc. as Trustee for Opal Jones Estate Planning Land Trust by deed from Opal Jones, unmarried, on January 12, 2018, of record in Instrument No. 20180118-0005256, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Opal J. Jones, unmarried, by deed from Dustin H. Stone and Devon H. Stone, on January 22, 2009, of record in Instrument No. 20090202-0008796, Register's Office for Davidson County, Tennessee.

This is improved property known as 720 Carmel Avenue, Madison, TN 37115.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 720 Carmel Ave Madison TN 37115
(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 Witness our hands 11/30/18.

Country Club Investors, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of Country Club Investors, LLC A Tennessee Limited Liability Corporation, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Country Club Investors, LLC A Tennessee, by himself as Authorized Agent.

Witness my hand and official seal on 11/30/18.

My Commission Expires: 1/27/21

Notary Public

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY