Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Rd., Ste 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $640,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of February, 2019.

Notary Public
My commission expires: 03/08/21

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 196014 DEEDWARR
02/15/2019 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20190215-0014363

03-1901-38844

Address of New Owner:	Send Tax Bills to:	Tax Information:
Avi R. Spielman 7175 Nolensville Rd., Ste 207 Nolensville, TN 37135	Avi R. Spielman 7175 Nolensville Rd. Ste 207 Nolensville, TN 37135	103-14-0-109.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100's ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ernestine R. Johnson, a single person, hereinafter the Grantors, have bargained and sold, and do hereby transfer and convey to Avi Spielman and Rachel Spielman, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land situated in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being Lot NO. 4 on the unrecorded plan of a subdivision of a part of Mrs. J. W. Thomas' homeplace, described according to a survey thereof made June 30, 1950, by James A. Hamilton, Jr., Surveyor, described as follows:

Beginning at a point in the northerly margin of Post Road at an iron pin, being the common corner of Lots Nos. 3 and 4; thence with the curve of Post Road eastwardly 294.62 feet to an iron pin in the margin of said road and being the southeast corner of said Lot No. 4; thence north 64° 35' 40" west 539.07 feet along Whitworth's line to an iron pin; thence south 25° 45' west 226 feet to an iron pin at the common corner of Lots Nos. 3 and 4 of said subdivision; thence south 64° 35' 40" east to the point of beginning.

Being the same property conveyed to Elwin C. Johnson and wife, Ernestine R. Johnson by deed from Frank B. Gibson and wife, Nellie H. Gibson, dated March 26, 1955, recorded March 30, 1955, of record in Book 2393, Page 237, Register's Office for Davidson County, Tennessee. The said Elwin C. Johnson having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of records, including all items set out on any applicable plat of record.

This property is improved property known as 4510 Post Rd., 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors and assigns and representatives, to warrant and forever defend the title to 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 hand this 14th day of February, 2019.

Ernestine R. Johnson by Stephanie her atty in fact

Ernestine R. Johnson by: Stephanie Koeppel, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Stephanie Koeppel, with whom I am personally acquainted or proven to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that, she executed the within instrument for the purposes therein contained, and who further acknowledge that she is the attorney in fact for Ernestine R. Johnson and that she is authorized by Ernestine R. Johnson to execute this instrument on her behalf.

Witness my hand in Shelby Co., TN, this 14th day of February, 2019.

Cindy Zaretsky

Notary Public at large

CINDY ZARETSKY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires March 19, 2019

My Commission expires: 3/19/19

True Copy Certification

I, Jessica Lascelle, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Seth A. Dearinger, a notary public for this county and state, Jessica Lascelle, 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: 03/08/2021

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY