THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190219509** Karen Johnson Davidson County Batch# 213525 DEEDWARR 04/03/2019 12:05:21 PM 2 pgs Fees: $13.00 Taxes: $1,054.50 20190403-0030284	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me, this 29th day of March, 2019. Notary Public My Commission Expires: _____ VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Knock Out Properties, LLC. 8182 Charlotte Pike Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-05-0-064.00

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, **Mark Spivey** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Knock Out Properties, LLC., a Tennessee limited liability company** ("Grantees"), 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 292 on the Plan of Horton Heights, Section H, as shown on the Plan of record in Plat Book 3600, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

TOGETHER WITH a perpetual easement for retaining wall and asphalt drive as more particularly described in the Instrument of record in Book 8595, Page 286, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Rama T. Naidu, unmarried to Mark Spivey, unmarried, as recorded on the 1st day of March, 2018 in Instrument No. 20180301-0019141; Quitclaim Deed from Krishna K. Panjeti and wife, Rekha Panjeti to Rama T. Naidu, as recorded on the 17th day of February, 1995 in Deed Book 9597, Page 90; Quitclaim Deed from Linda S. Harris, Trustee to Krishna K. Panjeti and wife Rekha Panjeti, as recorded on the 21st day of May, 1993 in Deed Book 8956, Page 323 and Warranty Deed from Ruth M. Ismail, a widow to Rama T. Naidu, unmarried, as recorded on the 7th day of April, 1992 in Deed Book 8595, Page 289, 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 2019 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 HORTON HEIGHTS, SECTION H, as recorded in Plat Book 3600, Page(s) 100.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3868, Page 740.

Said property was never primary marital residence of grantor.

Easement for Perpetual Easement for Retaining Wall & Asphalt Drive, recorded in Book 8595, Page 286.

This is improved property located at 6449 Fleetwood Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 Grantees, 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 29th day of March, 2019.

Mark Spivey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Spivey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2019.

Notary Public

My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021