Karen Johnson Davidson County
Batch# 251213 DEEDWARR
07/02/2019 07:48:30 AM 6 pgs
Fees: $33.00 Taxes: $3,237.50
20190702-0064056

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $875,000.00. Affiant Subscribed and sworn to before me, this 28th day of June, 2019. Notary Public My commission expires: _____

SHARON F. MULLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
George Nicholas Spiva, Trustee 4121 Hillsboro Pike, Suite 302 Nashville, TN 37215	SAME	042 12 0 001.02 042 08 0 023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **MONETTA R. BULLION, TRUSTEE OF THE**

JOINT REVOCABLE LIVING TRUST OF EUNICE O. BULLION AND MONETTA R. BULLION DATED 10-9-98 ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **GEORGE NICHOLAS SPIVA, TRUSTEE OF THE GEORGE NICHOLAS SPIVA TRUST DATED MAY 13, 2019** ("Grantee"), his successors, and his assigns, effective as of this 28th day of June, 2019 (the "Effective Date"), those certain tracts of land in Davidson County, Tennessee, described as follows:

Tract I:

Land in Davidson County, Tennessee, being the westerly 209 feet of Lot No. 4 on the Map of the division of Gee Lands in the 11th Civil District of said County, a plan of which is of record in Book 332, page 74, Register's Office for said County, and more particularly described as follows:

Beginning at a point 200 feet north of the southwesterly corner of said Lot No. 4, thence with the western margin of said Lot No. 4 North 2.5° East 505 feet to a point in the easterly margin of a lane, being the northwest corner of said Lot No. 4; thence with the northerly margin of Lot No. 4 South 87.25° East 309 feet to a point; thence southwardly and parallel with the westerly margin of said Lot No. 4 South 2.5° West 705 feet to a point in the southerly margin of said Lot No. 4; thence with the northerly margin of said Lot No. 4 87.25° West 209 feet to a point in the northerly margin of Williams Avenue; thence northerly and parallel with the westerly margin of said Lot No. 4 200 feet to a point; thence west 100 feet to a point in the westerly margin of said Lot No. 4, the point of beginning.

Being the same property conveyed to Monetta R. Bullion by deed from Lorena C. Morgan, dated May 24, 1977, of record in Book 5152, Page 533, said Register's Office.

Also, being the same property conveyed to Eunice O. Bullion and wife, Monetta R. Bullion, Trustees of the Joint Revocable Living Trust Agreement of Eunice O. Bullion and Monetta R. Bullion dated October 9, 1998 by deed from Eunice O. Bullion and wife, Monetta R. Bullion, dated February 9, 1999, of record in Book 11353, Page 231, said Register's Office. The said Eunice O. Bullion having since died, leaving Monetta R. Bullion as the sole remaining Trustee.

Tract II:

Land being in the 11th Civil District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor # 823, dated January 2, 1980 and known as Job No. 79-256 as follows:

Beginning at an iron pin, said point of beginning being in the easterly line of the Ervin M. Entrekin property of record in Deed Book 4684, Page 853, R.O.D.C.,

Tennessee; thence with Entrekin's easterly line and then his southerly line North 3° 20' 41" East 351.90 feet to an iron pin; thence South 86° 09' 41" East 510.91 feed to an iron pin; thence leaving Entrekin's line and severing the Sisco property South 3° 39' 22" West 352.49 feet to an iron pin, said iron pin being the northwest corner of the William Brian property of record in Deed Book 5331, Page 700, R.O.D.C., Tennessee and the northeast corner of the Clarence Caldwell property of record in Deed Book 3436, Page 159, R.O.D.C., Tennessee and the southeast corner of this tract; thence with Caldwell's northerly line North 86° 05' 38" West 200.00 feet to a point, said point being the northwest corner of said Caldwell property and the northeast corner of the Monetta R. Bullion property of record in Deed Book 5152, Page 533, R.O.D.C., Tennessee; thence with said Bullion's northerly line and continuing North 86° 05' 38" West 309.00 feet to the point of beginning, containing 4.12 acres, more or less.

Being the same property conveyed to Monetta R. Bullion by deed from Jim Sisco and wife, Charlene Sisco, dated January 11, 1980, of record in Book 5554, Page 129, said Register's Office.

Also, being the same property conveyed to Eunice O. Bullion and wife, Monetta R. Bullion, Trustees of the Joint Revocable Living Trust Agreement of Eunice O. Bullion and Monetta R. Bullion dated October 9, 1998 by deed from Eunice O. Bullion and wife, Monetta R. Bullion, dated February 9, 1999, of record in Book 11353, Page 227, said Register's Office. The said Eunice O. Bullion having since died, leaving Monetta R. Bullion as the sole remaining Trustee.

This conveyance is made subject to:

1. All taxes and assessments required to be paid in the year 2019 and subsequent years, which have been assumed by Grantee;

2. Matters shown on the Plan of record in Book 332, page 74, Register's Office for Davidson County, Tennessee; and

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5515, page 979, Register's Office for Davidson County, Tennessee.

This is improved property known as 428 Williams Avenue and 0 Nesbitt Lane, Madison, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his successors, and his assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds Grantor, her successors, and her assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors, and his assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

Monetta R. Bullion

Monetta R. Bullion, Trustee of the Joint Revocable Living Trust of Eunice O. Bullion and Monetta R. Bullion dated October 9, 1998

By: Denicia G. Roberts, Attorney-in-Fact

Denicia G. Roberts, Attorney-in-Fact pursuant to Specific Power of Attorney of record as Instrument Number 201907020064054, Register's Office for Davidson County, Tennessee

By: Christina A. Johnson, Attorney-in-Fact

Christina A. Johnson, Attorney-in-Fact pursuant to Specific Power of Attorney of record as Instrument Number 201907020064054, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DENICIA G. ROBERTS** and **CHRISTINA A. JOHNSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument on behalf of **MONETTA R. BULLION, TRUSTEE OF THE JOINT REVOCABLE LIVING TRUST OF EUNICE O. BULLION AND MONETTA R. BULLION DATED OCTOBER 9, 1998**, and that they executed the same as the free act and deed of the said **MONETTA R. BULLION, TRUSTEE OF THE JOINT REVOCABLE LIVING TRUST OF EUNICE O. BULLION AND MONETTA R. BULLION DATED OCTOBER 9, 1998**.

WITNESS my hand, at office, this 27 day of June, 2019.

Notary Public

My Commission Expires: 7-13-20

CHRIS MULE'
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

777792.1/020190661

True Copy Certification

I, William T. Smith, 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

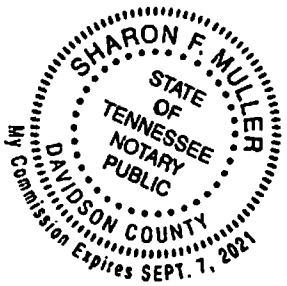
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, William T. Smith, 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: _____

Notary's Seal



730597.1/2013587