THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721783** Karen Johnson Davidson County Batch# 265485 **DEEDWARR** 08/02/2019 09:29:10 AM 2 pgs Fees: $13.00 Taxes: $4,932.10 20190802-0076456	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,333,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2019. JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Notary Public My Commission Expires: 1/17/21

WARRANTY DEED

Address New Owner: Alfred T. Adams, III. and Jennifer McPherson Adams 762 Brownlee Drive Nashville TN 37205	Send Tax Bills To: First Tennessee Bank 165 Madison Avenue Memphis, TN 38103	Tax Information: Tax Parcel ID No. 115 08 0 007.00

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, **John M. Spivey and Cynthia Hunter Spivey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alfred T. Adams, III. and Jennifer McPherson Adams, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 59 on the PLAN OF BROOK MEADE, SECTION IV, of record in Plat Book 2133, Page 93, Register's Office for said County.

Being the same property conveyed to John M. Spivey and Cynthia Hunter Spivey, husband and wife, by Warranty Deed from Simon Maltais and Manon Landry, husband and wife, of record in Instrument No. 20150729-0074702, in the Register's Office of Davidson County, Tennessee, dated 07/24/2015 and recorded on 07/29/2015 and corrected by Affidavit of Scrivener's Error, of record in 20150825-0085916, in the Register's Office of Davidson County, Tennessee, dated 08/24/2015 and recorded on 08/25/2015.

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 PLAN OF BROOK MEADE, SECTION IV, as recorded in Plat Book 2133, Page(s) 93.

This is improved property located at 762 Brownlee Drive Nashville TN 37205

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 31st day of July, 2019.

John M. Spivey

Cynthia Hunter Spivey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 31st day of July, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022