THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190922913

Karen Johnson Davidson County
Batch# 296212 DEEDWARR
10/04/2019 01:59:24 PM 2 pgs.
Fees: $13.00 Taxes: $1,036.00
20191004-0101922

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $280,000.00.

Affiant

Subscribed and sworn to before me, this30th day of September, 2019.

Notary Public
My Commission Expires: 8-19-23

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Liberty Investments, LLC. 319 Hickerson Drive Murfreesboro, TN 37129	New Owner	Tax Parcel ID No. 103 02 0 147.00

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, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Liberty Investments, 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 No. 2 on the RE-SUBDIVISION OF A PORTION OF LOT 25 ON THE MAP OF THE C.C. VERNON FARM, of record in plat Instrument No. 20131014-0107224, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mark Spivey, by Warranty Deed from John Howard, married of record in Instrument No. 20180807-0077420, in the Register's Office of Davidson County, Tennessee, dated July 20, 2018 and recorded on August 07, 2018. Also see Affidavit of Scrivener's Error of recorded in Instrument No. 20180822-0083205, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John Howard, married by Quitclaim Deed from RJC Properties, LLC, of record in Instrument No. 20160714-0072515, in the Register's Office of Davidson County, Tennessee, dated July 11, 2016 and recorded on July 14, 2016. Also see Affidavit of Scrivener's Error of recorded in Instrument No. 20180807-0077419, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to RJC Properties, a Tennessee Limited Liability Company, by Warranty Deed from Mattye P. Kofahl, a single woman, by her attorneys-in-fact, Reda Fay Hale and William P. Kofahl, Jr., of record in Instrument No. 20121102-0100790, in the Register's Office of Davidson County, Tennessee, dated October 30, 2012 and recorded on November 02, 2012.

Said property was never primary marital residence of Grantor.

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 RE-SUBDIVISION OF A PORTION OF LOT 25 ON THE MAP OF THE C.C. VERNON FARM, as recorded in Instrument Nos. 20131014-0107224.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP SHOWING C.C. VERNON FARM, as recorded in Plat Book 161, Page(s) 164.

This is improved property located at 179 Rural Avenue 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 30th day of September, 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 30th day of September, 2019.

Notary Public

My Commission Expires: _____

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