STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $352,500.00.

Affiant

Subscribed and sworn to before me, this 21st day of October, 2019.

Notary Public

My commission expires: 10/2/2023

(Notary Stamp)

CORYLYN S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 303970 DEEDWARR
10/22/2019 09:16:08 AM 2 pgs
Fees: $13.00 Taxes: $1,304.25
20191022-0107955

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Evan Spielvogel	JPMorgan Chase Bank, NA	**133-01-0-228.00**
530 Raymond Street	PO Box 78420	
Nashville, TN 37211	Phoeniz, AZ 85062-8420	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Dane Young, a single man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Evan Spielvogel, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 281 on the Plan of Map of Sunrise Heights Second Plan of record in Plat Book 421, Page 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 281 fronts 50 feet on the Northerly side of Raymond Street and runs back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Dane Young, a single man by Warranty deed from Walter B. Russell of record in Instrument No. 20150605-0052903 Register's Office for Davidson County, Tennessee.

This is improved property known as **530 Raymond Street, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of October, 2019.

Dane Young by Vickie Sue Young attorney in fact

Dane Young by Vickie Sue Young
his attorney in fact

STATE OF TENNESSEE
COUNTY OF Davd

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Vickie Sue Young, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Dane Young and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Dane Young.

Witness my hand and official seal this 21st day of October, 2019.

Notary Public
My Commission Expires: 1-3-23

J CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

SolomonParks File No. 19-000258-524