Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 342446 DEEDWARR
01/13/2020 10:37:44 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20200113-0004249

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of January, 2020.

Notary Public

My commission expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jacob Benkovski	New Owner	092-13-0-435.00
3413 Dakota Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GEORGE N. SPIVA, MARRIED* AND WILLIAM B. SPIVA AKA WILLIAM BROOKS SPIVA, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB BENKOVSKI, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Hortense Place of record in Plat Book 161, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George N. Spiva, married by Warranty deed from Kenneth McEwen, married of record in Instrument No. 20120201-0009254 Register's Office for Davidson County, Tennessee, dated January 30, 2012 and recorded on February 01, 2012.

Being the same property conveyed to George N. Spiva as a 99% tenant in common and William B. Spiva as a 1% tenant in common by Quitclaim deed from George N. Spiva of record in Instrument No. 20171005-0102146 Register's Office for Davidson County, Tennessee, dated October 02, 2017 and recorded on October 05, 2017.

The execution of this instrument is effected by the signature of C. Mark Carver as Attorney-in-fact for George N. Spiva, which Power of Attorney is recorded in Instrument No. 20160923-0100730 in said Register's office and by the signature of Charles Mark Carver as Attorney-in fact for William B. Spiva AKA William Brooks Spiva, which Power of Attorney is recorded in Instrument No. 20200106-0001354 in said Register's office.

**Grantor warrants that he never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.*

The address of the herein described property is believed to be 3413 Dakota Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of January, 2020.

George N Spiva by C Mark Carver Attorney in fact

George N. Spiva by C. Mark Carver, Attorney in Fact

William B. Spiva by Charles Mark Carver, Attorney in Fact

William B. Spiva AKA William Brooks Spiva by Charles Mark Carver, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of January, 2020, before me personally appeared C. Mark Carver AKA Charles Mark Carver, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of George N. Spiva, as attorney-in-fact and William B. Spiva AKA William Brooks Spiva, as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of George N. Spiva and William B. Spiva AKA William Brooks Spiva.

Witness my hand and seal this 7th day of January, 2020.

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

Notary Public