THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200426249** Karen Johnson Davidson County Batch# 395093 **DEEDWARR** 05/04/2020 10:46:59 AM 2 pgs Fees: $13.00 Taxes: $2,734.30 20200504-0046228	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $739,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2020. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rose Dortch Shipp	Rose Dortch Shipp	Tax Parcel ID No.
4303 Lillywood Road	4303 Lillywood Road	103-14-0-005.00
Nashville, TN 37205	Nashville, TN 37205	

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 Mark Spivey and Cynthia Spivey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rose Dortch Shipp**, a married woman ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being the westerly 65 feet of Lot No. 21 and all of Lot No. 22 of Block A on the map of Hillwood Estates Subdivision of Blocks A , B , C , D and E , as of record in Book 1835, pages 59 and 60, Register' s Office for said County, described as follows:

Beginning on the northerly margin of Hillwood Drive at the corner of Lots Nos. 22 and 23; thence with the line between said two lots, northwardly 265.4 feet; thence eastwardly 165 feet to a point 35 feet west of the corner of Lot Nos. 20 and 21; thence southwardly and parallel with the line between said two lots, 300 feet, more or less, to the northerly margin of Hillwood Drive; thence with same, northwestwardly 167.8 feet to the beginning.

Being the same property conveyed to JOHN MARK SPIVEY and CYNTHIA SPIVEY, HUSBAND AND WIFE, by deed from EDWIN F. DEMOSS, TRUSTEE OF THE KEITH C. DEMOSS LIVING TRUST U/A/D JUNE 10, 2008, of record in Instrument No. 20181026-0106224 , dated October 23, 2018 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 103-14-0-005.00.

Matters shown on the Plan of record in Plat Book 1835, pages 59 and 60, said Register's Office.

This is improved property located at 232 Hillwood Boulevard 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 30th day of April, 2020.

John Mark Spivey

Cynthia 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 Mark Spivey and Cynthia 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 30th day of April, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022