THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200526802

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $510,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of May, 2020.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 403838 **DEEDWARR**
05/20/2020 01:14:41 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20200520-0052479

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Spivey 4002 Colorado Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 103-04-0-411.00

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, **Benjamin Rucker, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Mark Spivey, married**, ("Grantee"), his 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 the easterly 50.0 feet of Lot No. 44 and the westerly 10.0 feet of Lot No. 45, on the Plan of West End Annex, of record in Plat Book 332, page 61, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 44 and part of Lot No. 45 front together 60.0 feet on the northerly side of Colorado Avenue and run back between parallel lines 162.9 feet to an alley.

Being the same property conveyed to BENJAMIN C. RUCKER, by deed from COURTNEY P. ROMMEL F/K/A COURTNEY P. DICKSON AND HUSBAND, KOLLIN E. ROMMEL, of record in Instrument No. 20100412-0027408, dated April 9, 2010 , said Register's Office.

Audrey Rucker joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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. 103-04-0-411.00.

Matters shown on the Plan of record in Plat Book 332, page 61, said Register's Office.

This is improved property located at 4002 Colorado 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 18th day of May, 2020.

Benjamin Rucker

Audrey Rucker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin Rucker and Audrey Rucker, 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 18th day of May, 2020.

Notary Public

My Commission Expires: 09/24/2022

SHELBI LEATHERMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-24-2022